

# **Downing Square CPA Application**

Submitted to the Community Preservation Committee

December 8, 2016

SUBMITTED BY

**Housing Corporation of Arlington**

Pamela Hallett

252 Massachusetts Ave

Arlington, MA 02474

781 859-5211

[phallett@housingcorparlington.org](mailto:phallett@housingcorparlington.org)



## Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

tel: 781.373.3431  
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[info@housingcorporation.org](mailto:info@housingcorporation.org)  
[www.housingcorporation.org](http://www.housingcorporation.org)

Community Preservation Committee  
c/o Adam Chapdelaine, Town Manager  
730 Mass Ave  
Town of Arlington  
Arlington, MA. 02476

Re: Downing Square CPA Application  
December 9, 2016

Dear Committee Members:

Attached please find Housing Corporation of Arlington's application for funding under the Community Preservation Fund for the Downing Square located at 19R Park Ave Arlington MA. The request is for \$ 500,000. The project qualifies under the "Community Housing" as it is the construction of 34 units in two building. The project has funding committed of \$3,000,000.

If there are questions or concerns please feel free to contact me at 781 859-5211 or email me at [phallett@housingcorparlington.org](mailto:phallett@housingcorparlington.org).

Thank you for your willingness to serve on this committee. I trust you will find the application complete and in order.

Sincerely:

Pamela Hallett  
Executive Director

*Housing. Community. Affordability.*

## APPLICATION TO CPA COMMITTEE

### **Downing Square**

Submitted by Housing Corporation of Arlington

#### TABLE OF CONTENTS

Application, Project Description, Goals, and Additional Information.....	Tab 1
Community Support Letters.....	Tab 2
Project Plans, Historic Photograph.....	Tab 3
Timeline .....	Tab 4
Credentials.....	Tab 5
Budget, Funding Sources, and Commitment Letters.....	Tab 6
Deed, Permits, and Assessors Map.....	Tab 7
Phase I and Phase II Reports .....	Tab 8

## Community Preservation Committee Town of Arlington

### CPA Funding – FY2018 Preliminary Application

One (1) electronic copy and three (3) hard copies of the completed **Preliminary Application** must be submitted to the CPC **by no later than noon on October 7, 2016** in order to be considered for advancement to the final application stage, with the electronic copy sent to [AFidalgo@town.arlington.ma.us](mailto:AFidalgo@town.arlington.ma.us) and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo  
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

Project Title: Downing Square

Applicant/Contact Person: Pamela Hallett

Organization: Housing Corporation of Arlington

252 Massachusetts Ave, offices  
Mailing Address: Arlington, MA 02474

Telephone: 781 859-5211 E-mail: [phallett@housingcorparlington.org](mailto:phallett@housingcorparlington.org)

**Primary CPA Category (select one):**

Community Housing  Historic Preservation  Open Space  Recreation

**Secondary or additional CPA category (if applicable)**

Community Housing  Historic Preservation  Open Space  Recreation

Amount Requested: \$500,000

Total Project Cost: \$11,900,000

Signature: 

Date: 12-8-2016

**Brief Description of Project**

Include the address/location and current owner of the property, as well as any critical dates. Describe the benefit of the project to the community. Please attach supplemental information (photographs, drawings, documents, etc.) as desired.

**Project Description - Downing Square at 19R Park Ave, Arlington**

HCA purchased the approximate one acre parcel containing lots B and C at 19 R Park Ave in Arlington in August 2016 for \$1.4M. The site is located behind the CITGO station at the intersection of Park Ave and Lowell Street in Arlington and stretches back from Lowell Street to the Minuteman Bike Path then runs horizontally along the bike path for several hundred feet. This is a request for \$500,000 in Community Preservation Act Funding for HCA's proposed project. The intention is to construct two buildings, one facing the bike path running east to west and one at the corner of Lowell and Park Ave. HCA's proposed Downing Square project will contain 34 units of multifamily rental units affordable to households earning 60% or less of the area median income. This income restriction will be in perpetuity. The larger building on lot B will be a four story elevator structure with 28 units. The smaller building will be a 6 unit, three story walk up. The total unit mix will be 15 one bedrooms 14 two bedroom and 5 three bedroom units.

The site will be accessed by a driveway from Lowell Street approximately 100 feet from the intersection of Lowell and Park Ave. Parking will be a total of 27 spaces with three being handicapped accessible. The large building will have one elevator with common laundry room. Both buildings are designed to be as close to net 0 efficiency as possible. Heating, hot water and cooling will be high efficiency systems. Solar panels are anticipated for the roof. Passive solar is being considered. All appliances will be energy star rated.

This brownfield site is contaminated with pcps, lead, arsenic and vocs. Significant environmental testing has been completed; Phase I and II reports have been completed, test wells are in place for sampling. The project team has preliminarily defined the scope of the remediation which includes removal of some contaminated soil and encapsulation of a large area of the site. The cost of the remediation is anticipated to be approximately \$750,000. HCA has engaged Davis Square Architects and GEI for the geotechnical and remediation work.

The need for affordable housing in Arlington has increased significantly as housing prices and rents have skyrocketed in recent years. Zillow reported that rents had increase 14% in Arlington in 2012 and again in 2015. In 2013, 183 Arlington households completed an HCA application for affordable housing hoping to be awarded a unit in our lottery for the 32 unit Capitol Square Apartments, a part of our 93 unit portfolio. Another 50 households applied from outside Arlington. HCA now has over 1000 households on our wait list. These proposed 34 units at Downing Square will help meet this need but are no where near enough to meet the escalating demand. This project will add 34 units and .887 acres to Arlington's State Housing Inventory of Affordable Housing. The 28 unit building will be universally visitable and will have a number of wheelchair accessible units, also a significant unmet need in Arlington. The site will allow community access to the bikepath.

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**1. Goals:**

The intended goals of the acquisition and development of the 19R Park Ave are:

1. To add thirty-four additional units to the deed restricted affordable housing inventory in the Town of Arlington to further assist in reaching the 10% affordable units and to add 38,460 sq ft to the affordable set aside.
2. To do environmental remediation of a brownfield adjacent to the Mt Gilboa-Crescent Hill Historic District
3. To adhere to, support, and further the goals of the Town's Master Plan adopted at Town Meeting in 2015.
4. To increase the number of residential wheel chair accessible rental units in Town.

2. **Community Need:** This project meets a number of elements in the Master Plan:

1. Adds to the affordable housing stock.
2. "Create a transit oriented residential development."
3. "Allow for aging in place" - more accessible housing for disabled and elderly.
4. Addresses need for additional affordable housing as outlined on Arlington's Housing Plan and the Town's Master Plan adopted in 2015.
5. To provide community access to the Minuteman Bikeway

3. **Community Support is wide spread :**

1. The Arlington Redevelopment Board approved the special permit December 5, 2016. We have not yet received the written approval.
2. Council on Aging has written a letter supporting the project and committing to providing elderly services to the residents. See attached.
3. HCA's waitlist has over 1000 households on it. Over 300 are from Arlington residents.

4. **Project Documentation;**  
See attached project plans

5. **See attached Time Line.**

6. **Credentials:**

1. See attached resume for Pam Hallett.
2. See HCA's portfolio of properties.

3. See resumes for Davis Square Architects -project architects.
4. See map of HCA properties.

7. **See attached Development Budget.**

8. **Other Funding Sources:**

**Committed Sources:**

- i. HOME funds - \$2,500,000
- ii. Town CDBG - \$500,000

9. **Maintenance :** Ongoing maintenance will be paid by the rents charged to the tenants and will be carried out by HCA and the management company hired by HCA, Maloney Properties.

10. **Impact on Town Budget:** There will be no impact on the Town budget. HCA carries all expenses.

## **Additional Information for the CPA Committee**

- 1. Control of Site\_ Please see attached Deed**
- 2. Deed restrictions :**

A preservation restriction means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to preservation of a structure or site historically significant for its architecture, archeology or associations, to forbid or limit any or all (a) alterations in exterior or interior features of the structure, (b) changes in appearance or condition of the site, (c) uses not historically appropriate, (d) field investigation, as defined in section twenty-six A of chapter nine, without a permit as provided by section twenty-seven C of said chapter, or (e) other acts or uses detrimental to appropriate preservation of the structure or site.

An affordable housing restriction means a right, either in perpetuity or for a specified number of years, whether or not stated in the form of a restriction, easement, covenant or condition in any deed, mortgage, will, agreement, or other instrument executed by or on behalf of the owner of the land appropriate to (a) limiting the use of all or part of the land to occupancy by persons, or families of low or moderate income in either rental housing or other housing or (b) restricting the resale price of all or part of the property in order to assure its affordability by future low and moderate income purchasers or (c) in any way limiting or restricting the use or enjoyment of all or any portion of the land for the purpose of encouraging or assuring creation or retention of rental and other housing for occupancy by low and moderate income persons and families. Without in any way limiting the scope of the foregoing definition, any restriction, easement, covenant or condition placed in any deed, mortgage, will, agreement or other instrument pursuant to the requirements of the Rental Housing Development Action Loan program or the Housing Innovations Fund program established pursuant to section three of chapter two hundred and twenty-six of the acts of nineteen hundred and eighty-seven or pursuant to the requirements of any program established by the Massachusetts housing partnership fund board established pursuant to chapter four hundred and five of the acts of nineteen hundred and eighty-five, including without limitation the Homeownership Opportunity Program, or pursuant to the requirements of sections twenty-five to twenty-seven, inclusive, of chapter twenty-three B, or pursuant to the requirements of any regulations or guidelines promulgated pursuant to any of the foregoing, shall be deemed to be an affordable housing restriction within the meaning of this paragraph.

**3. Feasibility:**

As the property is owned by HCA, funding is already at \$3,500,000. HCA sees no impediments to completion of the project although it may take some time. An application to DHCD is going in December 9<sup>th</sup> 2016 for Low Income Housing Tax Credits (LIHTC) and soft money. Additional applications to the Federal Home Loan Bank and the EPA are in process.

**4. Hazardous Materials:** The site is a brownfield. Remediation of \$500,000 is anticipated and will be done at the earliest stage of construction.

**5. Permitting:**

The special permit was just approved December 5<sup>th</sup>, 2016. By the Arlington Redevelopment Board. We do not have the written approval yet.

**6. Professional Standards:**

HCA staff has more than 30 years of experience in developing, redeveloping and restoring properties to professional standards. HCA's history in Arlington has always been to restore properties to professional standards and has created a team of professionals to complete the project. The architect Andrew Cannata has more than 30 years of architectural experience. All general contractors being considered have more than 10 years of experience in the rehabilitation of residential properties.

**7. Further Attachments : See assessor's map showing location of the project**



Town of Arlington  
Office of the Town Manager

Adam W. Chapdelaine  
Town Manager

730 Massachusetts Avenue  
Arlington MA 02476-4908  
Phone (781) 316-3010  
Fax (781) 316-3019  
E-mail: [achapdelaine@town.arlington.ma.us](mailto:achapdelaine@town.arlington.ma.us)  
Website: [www.arlingtonma.gov](http://www.arlingtonma.gov)

March 12, 2014

Ms Pamela Hallett  
Executive Director  
Housing Corporation of Arlington  
20 Academy Street  
Arlington, MA 02476

Re: Downing Square Affordable Housing

Dear Pam:

As Town Manager I am excited and pleased to support HCA's Downing Square Project. This 27 unit project will assist Arlington in moving closer to its adopted goal of at least 10% of its units affordable to low and moderate income households. Town management understands the great and growing need for affordable housing in Arlington, especially as housing prices and rents have increased more than 14% in the past two years.

I understand you are working closely with our staff at the Department of Planning and Community Development to bring this project to fruition. I appreciate you mentioning it to the Selectman with your request for CDBG funding. We look forward to supporting your efforts to bring this exciting development to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam W. Chapdelaine".

Adam W. Chapdelaine  
Town Manager

## Downing Square Timeline

Acquisition	Aug-16
special permit approved	1-Dec
Construction Drawings	Sep-17
Contractor chosen	Dec-17
Building Permit received	Feb-18
Construction Start	Mar-18
50% Construction Completion	Dec-18
Construction Completion	Jun-19
Rent up	Sep-19
Sustaining Occupancy	Jan-20



## Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

tel: 781.316.3451  
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[info@housingcorparlington.org](mailto:info@housingcorparlington.org)  
[www.housingcorparlington.org](http://www.housingcorparlington.org)

### Housing Corporation of Arlington (HCA) /Academy Development Partners (ADP)

HCA's mission provides and advocates for decent, affordable housing for low- and moderate-income families and individuals in Arlington and surrounding communities, while promoting social and economic diversity. HCA envisions an array of decent, attractive, environmentally sound housing that is affordable in perpetuity and blends well with existing neighborhoods. Academy Development Partners (ADP) is a subsidiary that enables HCA to expand development projects regionally.

In 1986, a small group of Arlington town leaders and residents realized median prices of single-family homes were out of reach for many renters and young adults who grew up in the community. The lack of open land for development added to the need for creative solutions. Out of crisis, community commitment and opportunity, Housing Corporation of Arlington (HCA) was launched to address the community's growing shortage of affordable housing.

Today, this 28 year old, 501 (c) (3) non-profit community development organization runs two programs: The Homelessness Prevention Program (HPP) and the Affordable Housing Program. Through HPP, HCA has helped over 500 households in danger of homelessness with over \$900,000 in financial assistance. A recent program analysis shows 95% of respondents are still housed and 65% continue to live in the unit HCA helped them to move into or to maintain residency in. The program has had remarkable success.

With the recent completion in 2013 of thirty-two (32) units known as Capitol Square Apartments, HCA now owns and manages 90 units of affordable rental housing. In October 2013, Capitol Square Apartments won an Honorable Mention from Novogradac's Journal of Tax Credits Historic Rehabilitation Awards for financial innovation. HCA has a pipeline of development projects to create 38 units within the next two years.

HCA holds an Annual Meeting for our 2100 members to celebrate the organization's achievements, to honor local community leaders and to discuss current issues around affordable housing. HCA has hosted esteemed speakers such as Congressman Barney Frank, Governor Michael Dukakis, Governor Duval Patrick and State Treasurer Steve Grossman at these meetings. Each spring, HCA raises awareness of the crisis in affordable housing with hundreds of participants at our Annual Walk for Affordable Housing which will be celebrating its fourteenth year in 2015.

*Housing. Community. Affordability.*

## **Pamela Hallett**

**1 Gilboa Road**

**Arlington, MA 02474**

**773 406-5963**

[phallett@housingcorparlington.org](mailto:phallett@housingcorparlington.org)

### **Housing Corporation of Arlington, Executive Director,**

**June 2012 –Present**

Direct work of this community development corporation, manage three staff and oversee a property management company, report directly to 13 member Board of Directors. Currently have 93 unit portfolio under management. As of Dec 31, 2015 the organization had \$25.M in assets with an annual operating budget of \$2 M.

### **The Community Builders (TCB), Program Manager, Neighborhood Stabilization Program 2.**

**April 2010- April 2012**

Developed and managed a \$78 Million loan program funded by HUD to revitalize and stabilize neighborhoods in nine states and the District of Columbia. Set up program, worked in collaboration with other departments to establish protocols and policies, structure documents, procedures and systems, hired and trained NSP staff and established training for development staff to access program. Expended all funds and brought more than \$7.8M in cash flow into the organization in two years.

### **Pam Hallett & Associates, Owner.**

**1989 – March 2010,**

A woman owned development/consulting firm which specialized in affordable housing established in 1989, developed more than 2200 units of affordable housing securing more than \$100 million in construction and permanent financing. The firm provided expertise in tax credits, financing, planning, construction monitoring, energy conservation and negotiations. Deals range in size from \$500,000 to \$18million, the majority completed in conjunction with 501C3 non-profit organizations. The variety of projects range from a six flat cooperative to a 276 unit SRO project and include transitional housing for domestic violence victims, an AIDS/HIV congregate living facility, elderly housing, new construction for sale housing, and large and small scale multi family rental rehabilitation. The firm operated in diverse capacities including consultant, project manager, joint venture partner and developer.

### **Teaching Experience in real estate development classes, 1989 – 2009.**

Past clients include Great Cities Institute at the University Of Illinois at Circle for the Statewide Housing Action Coalition (SHAC), Local Initiatives Support Corporation (LISC) in Chicago, Neighborhood Progress Inc. (NPI) in Cleveland, The Chicago Rehab Network, the American Banking Association, adjunct professor for the Urban Developers Program at the Spertus Institute of Jewish Studies in Chicago. Served as a member of the faculty of a year long cooperative effort between the Spertus Institute, DePaul University and the University of Illinois in training and challenging mid and upper level management at the U.S. Department of Housing and Urban Development (HUD) to understand development at the community level and to help refine HUD products to meet the needs of communities. Established training for TCB development staff to understand and access the NSP2 program. Established online power point modules for ongoing development staff support, Created a panel discussion on housing development for a one day training seminar for HUD CPD staff.

### **Direct Construction Experience 1989 – 2010.**

Lead worksites for West Side Habitat for Humanity for two years on Saturdays doing a gut rehab of a 12 unit building, the construction of a three story two unit building and a single family house. Personally managed permitting, materials, volunteers and subcontractors; managed the rehab of two single-family houses, a 2 flat and the deconversion of a cut up grey stone into a three-unit property; acted as owner's representative at payout meetings for most clients of Pam Hallett & Associates.

### **1986-1989, Community Investment Corporation, Program Manager, Chicago Energy Savers Fund.**

Managed a low interest loan program designed to stimulate landlords to invest in energy efficiency. Funded by Peoples Gas and the City of Chicago, loans were sourced through a consortium of community organizations throughout the city. Over 3 million in loans generated.

**1984-1986 Organization of the North East, Manager**

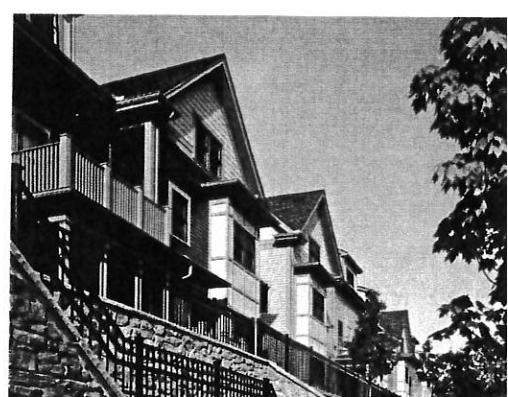
Established a neighborhood loan center serving the Uptown, Lakeview and Rogers Park neighborhoods of Chicago. Office provided rehab loans and Chicago Energy Savers loans for multi and single-family buildings.

**1982- 1985 Northside Community Credit Union, Manager.**

Credit Union served Uptown and Lakeview residents as an alternative to currency exchanges; offered check cashing, savings accounts, low cost loans, payroll deduction, home mortgages.

**Education:** BS in Economics from Mundelein College of Loyola University, 1982. Development Training Institute, National Development Council 1983. Real Estate Sales License 1989, CIC Property Management Training 2007.

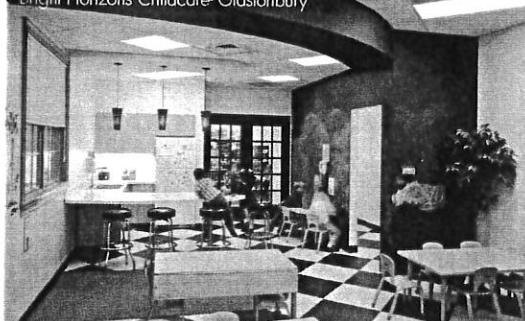
**Volunteer Work:** Served on a variety of boards and committees of non-profits over the years including, DevCorp North, Chicago Low Income Housing Trust Fund, Windy City Habitat for Humanity and Diverse Communications, Sheridan Road Planning Committee, Morse Avenue Task Force, Rogers Park Tenants Committee, Lawyers Committee for Better Housing, Clearfork Community Institute, Inc., Maverick Advocates & Professionals, Greater Illinois Peoples Cooperative.



Interfaith Housing

Bright Horizons Childcare- Glastonbury

Bright Horizons  
Corporate Headquarters



Waverley Woods

## DAVIS SQUARE ARCHITECTS, INC.

We are an award-winning architectural design and planning studio with a simple mission: to produce excellent design, to develop long-term relationships with clients, and to help build viable communities.

Our current areas of expertise include:

Multi-family housing

Renovation & historic preservation

Smart Growth planning

Feasibility & needs assessment

Corporate interiors

Child care centers

Academic Facilities

Community service buildings

Founded in 1984, Davis Square Architects, Inc. is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with demanding, involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams. To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas, informed by experience, is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



DAVIS  
SQUARE  
ARCHITECTS

FIRM PROFILE

[davissquarearchitects.com](http://davissquarearchitects.com)

C L I F F O R D   B O E H M E R   A I A

*Principal*

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EDUCATION:

Harvard Graduate School of Design, Master in Architecture, 1987  
Massachusetts Institute of Technology, Bachelor of Science in Art and Design, 1974

REGISTRATION:

Architect: Massachusetts #10697

AFFILIATIONS:

American Institute of Architects  
Boston Society of Architects

PROFESSIONAL  
EXPERIENCE:

Clifford Boehmer is a co-founder and President of Davis Square Architects and a Principal of its predecessor, Mostue & Associates Architects. In 1991, he was a founder of Dirigo Design, a small Fort Point firm specializing in single-family homes.

Cliff's current responsibilities focus on site and project feasibility analysis, conceptual and schematic design, master planning and programming, project advocacy with government and funding agencies, neighborhood engagement, permitting, and renovation/adaptive reuse of historic buildings. He reviews state-funded housing proposals for the Massachusetts Department of Housing & Community Development (DHCD) and consults with many communities and developers in Massachusetts and Rhode Island.

Before pursuing a full-time architectural career, Cliff was known throughout the Early Music world as a maker of historically informed keyboard instruments. He has taught studios at the Graduate School of Design (Harvard), Massachusetts Institute of Technology, the Museum of Fine Arts (Boston), and the National Conservatory in San Sebastian, Spain. His housing designs, musical instruments, and architectural photographs have been published in magazines, journals, and city guides. He sits on boards of the Cambridge Society for Early Music and the Boston Clavichord Society.



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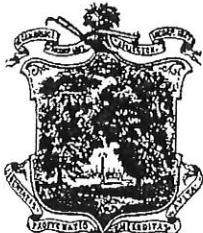
DAVIS  
SQUARE

ARCHITECTS

## Downing Square Development Budget

Acquisition	\$ 1,400,000.00
Construction	\$ 6,850,000.00
contingency	\$ 342,500.00
Total	\$ 7,192,500.00
Environmental remediation	\$ 550,000.00
Other soft costs	\$ 2,261,000.00
<b><u>Total Development Cost</u></b>	<b>\$ 11,403,500.00</b>

<u>Sources</u>	Downing square only
LIHTC	\$ 4,703,500.00
First Mortgage	\$ 1,750,000.00
CPA	\$ 500,000.00
CDBG	\$ 200,000.00
NSC HOME	\$ 1,250,000.00
DHCD HOME	\$ 600,000.00
DHCE AHTF	\$ 1,000,000.00
DHCD HSF	\$ 1,000,000.00
FHLB	\$ 400,000.00
Total	\$ 11,403,500.00



## TOWN OF ARLINGTON

MASSACHUSETTS 02476

781 - 316 - 3090

## DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

October 1, 2013

Ms. Pamela Hallett  
Executive Director  
Housing Corporation of Arlington  
20 Academy Street  
Arlington, MA 02476

RE: 19R Park Avenue, Arlington

Dear Pam,

The Town of Arlington supports your efforts to acquire the property at 19R Park Avenue in Arlington for 20-25 units of affordable rental housing. The Town is pleased to support this project by providing funds for predevelopment costs including but not limited to environmental assessment and design, from federal CDBG funds. This initial grant of up to \$200,000 is for predevelopment costs, and does not require repayment. Any future CDBG funding for the project will be a deferred loan with no repayment requirement so long as the project complies with the affordability requirements.

**Project Address:** 19R Park Avenue, Arlington

**Number of Units:** A minimum of 20 rental units.

**Amount and Source of Funds:** \$200,000 in CDBG funds

**Use of Funds:** Predevelopment soft costs including but not limited to environmental assessment and design.

**Other sources of funding which must be committed:** None at this time.

**Affordability Requirements:** If the project goes forward, units must be affordable to households at or below 80% of Area Median Income, for fifty (50) years starting from the date the project is fully in service.

**Required Loan Documents:** None at this time.

We congratulate you on your efforts to create 20 or more new affordable rental housing units. It is a pleasure working with you toward our mutual goal of increasing Arlington's affordable housing stock. Good luck with implementation and completion of the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Carol Kowalski".

Carol Kowalski

Director of Planning and Community Development



## Housing Corporation of Arlington

20 Academy Street Arlington, MA 02476

774-531-1164  
Fax 774-531-1165  
info@housingcorporation.org  
www.housingcorporation.org

September 30, 2013

Ms. Laura Wiener  
Director of Housing  
Town of Arlington  
Town Hall Annex  
Arlington, MA 02476

Dear Laura:

This is a request for \$200,000 in CDBG funding for anticipated predevelopment costs of HCA's newest project, Lowell Park, located at 19R Park Ave in Arlington. It is the vacant parcel at the intersection of Lowell and Park. We have just signed a Purchase & Sale Agreement with the owners for \$2,000,000. We have 90 days to perform our due diligence and we must acquire the property within one year. We plan to remediate the site and to construct at least 20 units of rental housing affordable to households with incomes at or below 80% of area median income.

We will be using the CDBG funding for predevelopment expenses and the acquisition. I have attached a proposed budget. I may need to request additional funding prior to acquisition if predevelopment costs exceed the budget.

If you have questions please feel free to contact me.

Thank you.

Sincerely:

Pamela Hallett  
Executive Director

Lowell Park Preliminary Development Budget  
10/1/2013

Lowell Park Predevelopment Expenses

Uses

GEI review of documents and scope of proposed testing	\$7,000
Environmental testing	\$55,000
Architect	\$50,000
Legal	\$29,000
Survey	\$15,000
Appraisal for Bank Fianncing	\$10,000
Title	<u>\$34,000</u>
Total	\$200,000

Sources

Town CDBG	\$200,000
-----------	-----------

Construction Sources and Uses

<u>Uses</u>	# of units	Cost
		<u>per unit</u>
Acquisition	22	\$90,909
Hard Costs		\$214,773
<u>Soft Costs</u>		<u>\$118,841</u>
<b>Total Uses</b>		\$424,523

Construction Sources

Equity (LIHTC)	\$2,142,500	assumes 4% credits
DHCD		
HOME	\$900,000	
Housing Trust Fund	\$1,000,000	
Town CDBG	\$600,000	
NSC HOME funds	\$650,000	
Debt--private bank or bond financed	\$3,750,000	
Federal Home Loan Bank	\$132,000	
LISC New Construciton Energy Loan	\$165,000	
<b>Total Sources</b>	<b>\$9,339,500</b>	

Town CDBG funds

Predevelopment (Sept., 2013)	\$200,000
at Acquisition (June, 2014)	\$200,000
during construction	<u>\$200,000</u>
<b>Total CDBG</b>	<b>\$600,000</b>

# NORTH SUBURBAN CONSORTIUM

Phone: 781-324-5720 Ext 5729

Fax: 781-322-3734

*Serving the communities of*

MALDEN ♦ MEDFORD ♦ ARLINGTON ♦ CHELSEA ♦ EVERETT ♦ MELROSE ♦ REVERE ♦ WINTHROP

December 9, 2016

Pam Hallett  
Executive Director  
Housing Corporation of Arlington  
20 Academy Street  
Arlington, MA 02174

**Re: 19R Park Ave. & 117 Broadway, Arlington, MA (the "Project")**

Dear Ms. Hallett:

I am pleased to inform you that at a meeting on December 7<sup>th</sup>, 2016 the North Suburban Consortium ("NSC") Board of Directors voted to reserve \$2,500,000 in NSC HOME Investment Partnership Program (the "HOME Program") funds to loan to the Housing Corporation of Arlington or its affiliates ("Developer") to assist in the rehabilitation of the above referenced property in Arlington to be used as affordable rental housing. Execution of this letter will reserve HOME funds for this project. Funds will be formally committed via an executed conditional commitment agreement ("Agreement") when conditions described herein are completed to the satisfaction of the NSC staff.

The following conditions apply to this reservation:

1. All 48 units (includes 9 handicap/ sensory accessible units) provided by the Project shall be HOME-assisted units. 14 units and deemed High HOME Units, restricted to rents deemed affordable to households at or below 60% Median Family Income (MFI) for the greater Boston Area by the U.S. Department of Housing and Urban Development. 34 units will be located at 19R Park Ave and remaining 14 units will be located at 117 Broadway in Arlington. A total of 14 units from both sites will be designated for households at or below 30% MFI.
2. An NSC HOME Affordable Housing Rental Restriction outlining these terms and conditions must be placed on the property for a minimum of 20 years. It is understood that an Affordable Housing Rental Restriction in perpetuity that mirrors the HOME restriction, will be executed by the Town of Arlington will also encumber the property;
3. The loan shall have a deferred loan for a period of twenty (20) years (until the first mortgage has been paid off) and carry an interest rate of 0%; The loan (all principal and other payments) will be amortized for the subsequent twenty (20) years and shall be payable in full on the "Maturity Date" (as determined by the maturity date on the note and the mortgage).
4. All 48 HOME units must meet Housing Quality Standards and be in compliance with the NSC HOME Affordable Rental Restriction and all other applicable federal regulations prior to Project completion;

5. Updated budgets for the Project and financial statements from the Developer shall be subject to internal underwriting and subsidy layering review and the reasonable approval of the NSC before the legal commitment of the funds.
6. Developer is responsible for complying with Uniform Relocation Act and providing appropriate notices to all tenants (commercial/residential), if applicable.
7. This Loan is subject to the Developer obtaining all other financing required in order to complete the Project.
8. Handicap Households (households needing the features of a Disabled-Accessible unit) will be given priority for the Disabled-Accessible units.
9. Developer will be responsible for any legal expenses incurred by the NSC in preparation of the legal documents related to the loan, whether or not the loan closes, for expenses related to title research and title insurance and for recording fees related to the loan;
10. Developer will be required to comply with all other regulations governing the HOME program as outlined under 24 CFR Part 92, including but not limited to the following: Davis Bacon (24 CFR 92.354), Environmental Review (24 CFR 92.352), an affirmative fair marketing plan must be submitted for approval from the NSC (24 CFR 92.351), units must meet all federal requirements and nondiscrimination established in (24 CFR 92.350), all records must be submitted in order to assist the NSC in record keeping and reporting requirements (24 CFR 92.504), and disbursement of funds will be for eligible costs only (24 CFR 92.504).

This reservation is contingent upon the Developer securing financing in the amount necessary in order to complete the project. Additional terms and conditions shall apply to the loan, shall be further described in additional documents such as the NSC Conditional Commitment Agreement and legal documents that must be executed prior to drawing down NSC HOME funds.

After you have reviewed the terms and conditions outlined above, please acknowledge your acceptance by signing below and returning the original to the Malden Redevelopment Authority. If you need further information or clarification of this reservation, please do not hesitate to call Laura Wiener at (781) 316-309 or Dee Bireddy at (781) 324-5720.

Sincerely,

Deborah A. Burke  
Executive Director  
Malden Redevelopment Authority  
“Representative Member”

Accepted:



Pam Hallett, Executive Director  
Housing Corporation of Arlington

12-8-2016

Date



2016 00147520  
Bk: 67880 Pg: 1 Doc: DEED  
Page: 1 of 4 08/25/2016 10:00 AM

~~MASSACHUSETTS EXCISE TAX~~  
~~Southern Middlesex District ROD # 001~~  
~~Date: 08/25/2016 10:00 AM~~  
~~Ctrl# 249222 10414 Doc# 00147520~~  
~~Fee: \$6,475.20 Cons: \$1,420,000.00~~

*Massachusetts Quitclaim Deed*

GEORGE W. GATELY, JR. and EDWARD A. HOVSEPIAN, as TRUSTEES OF E & G REALTY TRUST under Declaration of Trust dated October 22, 2002 and recorded with the Middlesex South District Registry of Deeds in Book 36855, Page 32, of Weston, Massachusetts

*for consideration paid, and in full consideration of ONE MILLION FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$1,420,000.00) DOLLARS*

*grant to HOUSING CORPORATION OF ARLINGTON, a Massachusetts non-profit corporation with a business address of 252 Massachusetts Avenue, Arlington, MA 02474*

*with Quitclaim Covenants*

PARCEL ONE (122 Lowell Street, Arlington):

A certain parcel of land with the buildings thereon in Arlington, being Lot C-1 as shown on a plan of land in Arlington, Massachusetts, by Fred A. Joyce, Surveyor, dated November 28, 1955, recorded with the Middlesex South District Registry of Deeds at the end of Book 8644.

PARCEL TWO (19R Park Avenue, Arlington):

A certain parcel of land with the buildings thereon in Arlington being Lot B as shown on a plan of land in Arlington, Mass., by Fred A. Joyce, Surveyor, dated July 19, 1954 recorded with Middlesex South District Registry of Deeds as Plan #1194 of 1954 in Book 8293, Page 174, together with a right of way for the benefit of said Lot B over that portion of Lot A marked "right of way" as shown on said plan.

The premises are also described as follows:

That certain parcel of land in Arlington, Middlesex County, Massachusetts shown on a plan of survey entitled "ALTA/NSPS Land Title Survey 19R Park Avenue Arlington, Massachusetts" Prepared For: Housing Corporation of Arlington Date: October 22, 2013 and last updated on July 5, 2016 Scale 1" -20' prepared by Nitsch Engineering and bounded and described as follows:

Please return to: Terence J. Nolan  
Fidelity National Title Ins. Co.  
133 Federal Street, 3<sup>rd</sup> Floor  
Boston, MA 02110

**Lot C1 – 122 Lowell Street, Arlington, MA**

BEGINNING AT SPIKE FOUND (SPK FND) ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LOWELL STREET;

THENCE S81°03'52"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.90' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 510.00' AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.68' TO A POINT AT THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S25°28'08"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 96.88' TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOT A AS SHOWN ON PLAN 1194 OF 1955;

THENCE S82°17'18"W ALONG SAID LOT A, A DISTANCE OF 22.29' TO A POINT;

THENCE S78°45'58"W ALONG SAID LOT A, A DISTANCE OF 30.39' TO A POINT AT THE INTERSECTION OF SAID LOT A AND THE EASTERN LINE OF LOT B AS SHOWN ON SAID PLAN 1194 OF 1955;

THENCE N8°00'02"W ALONG SAID LOT B, A DISTANCE OF 10.37' TO A POINT;

THENCE N81°03'52"W ALONG SAID LOT B, A DISTANCE OF 25.10' TO A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT B AND THE EASTERN LINE OF LAND N/F 116-118 LOWELL STREET GROUP, LLC;

THENCE N8°56'08"E ALONG SAID EASTERN LINE, A DISTANCE OF 100.00' TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 9,153 SQUARE FEET OF LAND MORE OR LESS.

**Lot B – 19R Park Avenue, Arlington, MA**

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE MINUTEMAN COMMUTER BIKEWAY, A DISTANCE OF 56.41' FROM THE WESTERLY RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE S83°41'48"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 237.70' TO POINT AT THE INTERSECTION OF SAID NORTHERLY RIGHT-

OF-WAY LINE AND THE Easterly LINE OF LAND NOW OR FORMERLY OF  
(N/F) SHAKARYAN, MIKHAIL R. & KAMEL A.;

THENCE N18°18'08"E ALONG SAID Easterly LINE AND THE Easterly LINE OF  
LANDS N/F MACKEY, PAUL J. JR. & SANDRA L., N/F 10-12 LOWELL STREET  
PLACE CONDOMINIUM, AND N/F GEARY, PAUL B. TRUSTEE, A DISTANCE  
OF 166.15' TO A POINT AT THE INTERSECTION OF SAID Easterly LINE OF  
LAND N/F GEARY, PAUL B. TRUSTEE AND THE SOUTHERLY LINE OF LAND  
N/F BOURIKAS, VASSILIOUS & MARIA;

THENCE S81°03'52"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE  
OF LANDS N/F GAETA, RONALD & DONNA M., N/F 116-118 LOWELL STREET  
CONDOMINIUM, N/F 116-118 LOWELL STREET GROUP, LLC, AND LOT C1 AS  
SHOWN ON PLAN 2464 OF 1954, A DISTANCE OF 231.59' TO A POINT;

THENCE S8°00'02"E ALONG SAID LOT C1 AND THE WESTERLY LINE OF LOT A AS  
SHOWN ON PLAN 1194 OF 1955, A DISTANCE OF 34.37' TO A POINT;

THENCE S83°10'08"W ALONG SAID LOT A, A DISTANCE OF 54.59' TO A POINT;

THENCE S4°53'52"E ALONG SAID LOT A, A DISTANCE OF 55.34' TO THE POINT OF  
BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 29,181 SQUARE FEET MORE OR LESS.

The undersigned certify under the pains and penalties of perjury that the premises are not  
homestead property of the grantor trustees or any trust beneficiary.

Meaning and intending to convey the premises conveyed to grantor by two deeds as follows:  
Deed from Robert J. Roswell, Trustee of 122 Lowell Street Nominee Trust dated March 1, 2004  
and recorded with the Middlesex South District Registry of Deeds in Book 42150, Page 573 (as  
to Parcel One); and Deed from Robert J. Roswell, Trustee of 19 Rear Park Nominee Trust dated  
March 1, 2004 and recorded with the Middlesex South District Registry of Deeds in Book 42150,  
Page 575 (as to Parcel Two).

Witness our hands and seals this 22<sup>nd</sup> day of August, 2016.

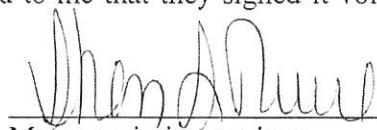
E & G REALTY TRUST

By George W. Gately, Jr.  
GEORGE W. GATELY, JR., TRUSTEE

By Edward A. Hovsepian,  
EDWARD A. HOVSEPIAN, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

On this 22<sup>nd</sup> day of August, 2016, before me, the undersigned notary public, personally appeared George W. Gately, Jr. and Edward A. Hovsepian, Trustees of E & G Realty Trust, proved to me through satisfactory evidence of identification, which were Personal Knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as Trustees of E & G Realty.

  
My commission expires: \_\_\_\_\_

  
SHARON L. RUSSELL  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES JANUARY 27, 2017

19R Park Avenue  
Arlington, Massachusetts

GIS MAP



19R Park Avenue  
Arlington, Massachusetts

## Town GIS Flood Map Overlay



**FEMA 100-year Floodplain  
Zone AE (1% annual ch.)  
Zone A (1% annual ch.)  
Parcels**

## Wetlands and Other Environmental Issues

The subject property is not located within or abutting a state or local designated wetland habitat and no other issues of environmental sensitivity or of historical significance were identified as affecting the subject property.

## Unofficial Property Record Card - Arlington, MA

## General Property Data

Parcel ID 060.0-0005-0011.D  
 Prior Parcel ID 40002 --  
 Property Owner GATELY GEORGE W JR &  
 HOVSEPIAN EDWARD TRUSTEES OF  
 Mailing Address 25 POND BROOK CIRCLE  
 City WESTON  
 Mailing State MA Zip 02493  
 ParcelZoning R7

Account Number 40002  
 Property Location 19 R PARK AVE  
 Property Use Apts. 8 Plus  
 Most Recent Sale Date 3/2/2004  
 Legal Reference 42150-575  
 Grantor ROWSELL ROBERT J/TRUSTEE,  
 Sale Price 700,000  
 Land Area 0.880 acres

## Current Property Assessment

Card 1 Value	Building Value 0	Xtra Features Value 0	Land Value 990,000	Total Value 990,000
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## Building Description

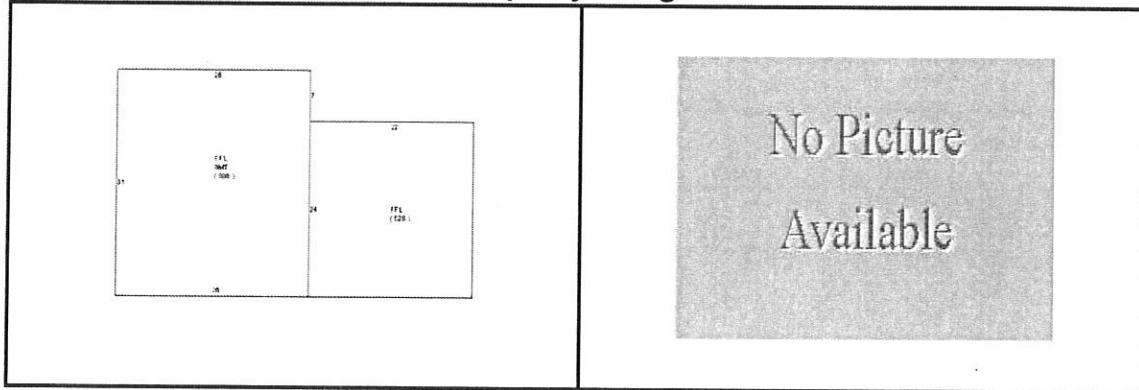
Building Style	Foundation Type Conc. Block	Flooring Type Concrete
# of Living Units 1	Frame Type Steel	Basement Floor Concrete
Year Built 1955	Roof Structure Gable	Heating Type Unit Heaters
Building Grade Average. (-)	Roof Cover Asphalt Shgl	Heating Fuel Oil
Building Condition Delapidated	Siding Conc. Block	Air Conditioning 0%
Finished Area (SF) 0	Interior Walls Minimal	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 0
# of 3/4 Baths 0	# of 1/2 Baths 1	# of Other Fixtures 0

## Legal Description

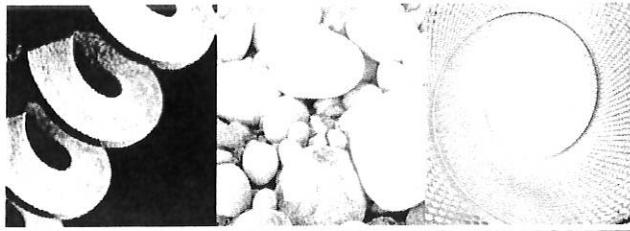
## Narrative Description of Property

This property contains 0.880 acres of land mainly classified as Apts. 8 Plus with a(n) style building, built about 1955, having Conc. Block exterior and Asphalt Shgl roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



Consulting  
Engineers and  
Scientists

## Phase I Environmental Site Assessment

19R Park Avenue, Arlington, Massachusetts

**Submitted to:**

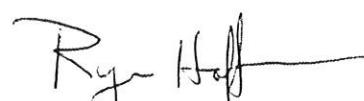
Housing Corporation of Arlington  
20 Academy Street, Suite G-11  
Arlington, MA 02476

**Submitted by:**

GEI Consultants, Inc.  
400 Unicorn Park Drive  
Woburn, MA 01801  
781-721-4000

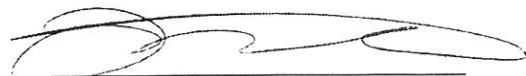
August 11, 2016

Project 160908-0



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Ryan S. Hoffman, P.G., LSP  
Environmental Division Manager



---

Ileen S. Gladstone, P.E., LSP, LEED AP  
Senior Vice President

## Table of Contents

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<b>Executive Summary</b>	<b>v</b>
<b>1. Introduction</b>	<b>1</b>
1.1 Purpose	1
1.2 Detailed Scope of Services	1
1.3 Significant Assumptions	2
1.4 Limitations and Exceptions	2
1.5 Special Terms and Conditions	2
1.6 User Reliance	2
<b>2. Property Description</b>	<b>3</b>
2.1 Property Location and Legal Description	3
2.2 Site Vicinity and General Characteristics	3
2.3 Current Use of the Property	3
2.4 Description of Structures, Roads, and Other Improvements on the Property	3
2.5 Current Use of the Adjoining Properties	3
<b>3. User Provided Information</b>	<b>4</b>
3.1 Title Records	4
3.2 Environmental Liens or Activity and Use Limitations	4
3.3 Specialized Knowledge	4
3.4 Commonly Known or Reasonably Ascertainable Information	4
3.5 Valuation Reduction for Environmental Issues	4
3.6 Owner, Property Manager, and Occupant Information	4
3.7 Reason for Performing ESA	4
<b>4. Records Review</b>	<b>5</b>
4.1 Standard Environmental Records Sources	5
4.1.1 Hazardous Waste Sites and Spills	5
4.1.1.1 Hazardous Waste Sites	5
4.1.1.2 Registered and/or Leaking Underground and Aboveground Storage Tanks	6
4.1.2.1 Registered USTs and Leaking USTs	6
4.1.2.2 Registered ASTs and Leaking ASTs	6
4.1.1.3 Other Federally or State Listed Sites	6
4.1.2 Additional Environmental Records Sources	7
4.2.1 MassDEP Records	7
4.2.1.1 1 and 9R Park Avenue (RTN 3-00212)	7
4.2.1.2 19 Rear Park Avenue (RTN 3-24864)	8
4.1.3 Physical Setting Sources	8
4.3.1 Surface Topography	8
4.3.2 Geologic Setting	8

4.3.3	Hydrogeologic Setting	8
4.4	Historical Use Information on the Property	9
4.5	Historical Use Information on Adjoining Properties	10
<b>5.</b>	<b>Summary of Previous Environmental Reports</b>	<b>11</b>
5.1	21E Assessment, IEP, 1985	11
5.2	Subsurface Investigation, Whitman & Howard, Inc., 1985	11
5.3	Phase I and II ESA Report, GGA, 2002	12
5.4	Soil Pre-Characterization Investigations, GGA, 2004-2005	12
5.5	Immediate Response Action, GGA, 2005	13
5.6	Phase II Comprehensive Site Assessment, GZA, 2008	13
5.7	Phase III Remedial Action Plan, GZA, 2009	14
5.8	Phase IV Remedy Implementation Plan, GZA, 2009	15
5.9	Immediate Response Action Completion Report, GZA, 2011	15
5.10	Class C-2 Response Action Outcome Statement, GZA, 2012	15
5.11	Phase I and II Environmental Site Assessment, GEI, 2013	15
<b>6.</b>	<b>Site Reconnaissance</b>	<b>17</b>
6.1	Property Observations	17
6.1.1	Property Description	17
6.1.2	Stains or Corrosion	17
6.1.3	Drains or Sumps	17
6.1.4	Wastewater Disposal	17
6.1.5	Pits, Ponds, and Lagoons	17
6.1.6	Stained Soil or Pavement	17
6.1.7	Odors and Stressed Vegetation	18
6.1.8	Solid Waste	18
6.1.9	Wells	18
6.2	Oil/Chemical Storage	18
6.2.1	Current Chemical Storage/Waste Generation	18
6.2.2	Past Chemical Storage/Waste Generation	18
6.3	On-Site Storage Tanks	19
6.3.1	Underground Storage Tanks	19
6.3.2	Aboveground Storage Tanks	19
6.4	PCB-Containing Equipment	19
6.5	Surficial Dumping	19
<b>7.</b>	<b>Interviews</b>	<b>20</b>
7.1	Interview with Owner and Property Manager	20
7.2	Interview with Current Occupants	20
7.3	Interview with Past Owner/Occupants	20
7.4	Interview with Local Government Officials	20
7.4.1	Assessor's Office	20
7.4.2	Town Clerk	20
7.4.3	Board of Health	21
7.4.4	Inspectional Services Department	21

7.4.5	Planning Department	21
7.4.6	Department of Public Works	21
7.4.7	Conservation Commission	22
7.4.8	Fire Prevention Office	22
<b>8.</b>	<b>Findings</b>	<b>23</b>
8.1	Recognized Environmental Conditions	23
8.2	Historic Recognized Environmental Conditions	24
8.3	Controlled Recognized Environmental Conditions	24
<b>9.</b>	<b>Deviations</b>	<b>25</b>
<b>10.</b>	<b>Additional Services</b>	<b>26</b>
<b>11.</b>	<b>Environmental Professionals Statement</b>	<b>27</b>
<b>12.</b>	<b>References</b>	<b>28</b>

---

## Tables

1. Summary of Property Abutters
2. Groundwater Elevation Measurements

---

## Figures

1. Property Location Map
2. Property Plan
3. Groundwater Elevation Contour Plan: July 2016
4. Previous Sampling Locations

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## Appendices

- A. Standard Professional Services Agreement
- B. Environmental Data Resources (EDR) Report
- C. Historic Spills Database
- D. MassGIS Map
- E. Sanborn Fire Insurance Maps
- F. Aerial Photographs
- G. Previous Data
- H. Site Visit Photographs
- I. Records from Town of Arlington Offices
- J. Resumes

## Executive Summary

---

GEI Consultants, Inc. has completed an ASTM Phase I Environmental Site Assessment (ESA), on behalf of the Housing Corporation of Arlington (HCA) for the property located at 19R Park Avenue, Arlington, Massachusetts (the Property). This ESA is an update to the Phase I and II ESA that we prepared on February 25, 2014. As part of that ESA, we identified and evaluated four recognized environmental conditions (RECs) and had concluded that additional assessment of the RECs was necessary.

### Recognized Environmental Conditions (RECs)

Based on our evaluation of current Property conditions, and our review of available Property records, we identified the same four RECs, defined as evidence of a past, current, or future potential release of oil or hazardous material (OHM), at the Property. The RECs are summarized below:

- The southern portion of the current Property was historically occupied by a community garage, a welding shop, an automotive shop, and a scrap yard. The community garage began operating in approximately 1924. The other uses began operating in about 1955 and ceased operation in about 2004. The scrap yard stored various automobile and truck parts, radiators, batteries, and other types of scrap metal. We identified significant contamination at the Property during our ASTM Phase II investigations in 2013 associated with some or all of these historic uses.
- Based on previous subsurface investigations conducted by others, the southern portion of the Property has been identified as a Massachusetts Department of Environmental Protection (MassDEP) disposal site (the Site; Release Tracking Number [RTN] 3-24864). Soil and groundwater on the southern portion of the current Property have been contaminated by historic operations. Lead and polychlorinated biphenyls (PCBs) are present in soil at significant concentrations. Chlorinated solvents including tetrachlorethylene and trichloroethylene are present in soil in some locations that exceed the applicable Massachusetts soil cleanup standards. Degradation byproducts including 1,2-dichloroethylene (cis and trans) and vinyl chloride are present in groundwater in some locations at concentrations that exceed Massachusetts groundwater cleanup standards.

The Site currently has a Temporary Solution (previously known as a Class C-2 Response Action Outcome [RAO]) under the Massachusetts Contingency Plan (MCP). In-situ treatment of lead-contaminated soils was performed to reduce leachable lead concentrations and allow for non-hazardous soil disposal alternatives. Remediation of PCB-contaminated soils will need to be performed in accordance

with Toxic Substances Control Act (TSCA) regulations. The fence surrounding the Site needs to be maintained to restrict access to the contaminated soils at the surface.

- A cesspool was reportedly historically used by the abutting gas station at 19 Park Avenue. The exact location of the cesspool is unknown but was believed to be located behind the gas station building, somewhere near or on the boundary with the subject Property. Based on our groundwater contours collected during our ASTM Phase II investigations in 2013, the Citgo service station is located cross and downgradient of the Property.
- The abutting gas station at 19 Park Avenue has the potential to affect conditions at the Property. The service station has been historically occupied by a gasoline filling station since at least 1927 and is still in use currently. Based on our groundwater contours collected during our ASTM Phase II investigations in 2013, the Citgo service station is located cross and downgradient of the Property.

#### **Historic Recognized Environmental Conditions (HRECs)**

We did not identify HRECs, defined as a past release of OHM that has achieved regulatory closure without the use of required controls or conditions (e.g. Activity and Use Limitations [AULs], engineering controls, etc.), at the Property.

#### **Controlled Recognized Environmental Conditions (CRECs)**

We did not identify CRECs, defined as a past release of OHM that has achieved regulatory closure with the use of required controls or conditions (e.g. AULs, engineering controls, etc.), at the Property.

In addition to the RECs identified above, we also observed one drum with unknown contents during our Site reconnaissance in July 2016. The 20-gallon drum was located directly adjacent to the Citgo gas station. The drum is contained in a trash barrel. No staining or spills were observed on the ground surrounding the drum. We recommend that this drum be removed as soon as practical.

## 1. Introduction

---

GEI Consultants, Inc. has completed a Phase I Environmental Site Assessment (ESA), on behalf of the Housing Corporation of Arlington (HCA), for the property located at 19R Park Avenue, Arlington, Massachusetts (the Property; Fig.1). This ESA is an update to the Phase I and II ESA that we prepared on February 25, 2014. As part of that ESA, we identified and evaluated four recognized environmental conditions (RECs) and had concluded that additional assessment of the RECs was necessary.

### 1.1 Purpose

The purpose of the Phase I was to:

- Identify RECs, defined by ASTM as a condition with the potential for a past, current, or future release of oil or hazardous material (OHM) at the Property.
- Identify historic RECs (HRECs), defined by ASTM as a past release of OHM that has achieved regulatory closure without required controls or conditions.
- Identify controlled RECs (CRECs), defined by ASTM as a past release of OHM that has achieved regulatory closure with required controls or conditions (e.g. Activity and Use Limitations [AULs], engineering controls, etc.).
- Evaluate the potential for a release of OHM at the Property.

### 1.2 Detailed Scope of Services

In accordance with our proposal dated June 14, 2016 and authorized on June 15, 2016, we:

- Reviewed available records at select Town of Arlington offices.
- Reviewed documents and maps regarding local geologic and hydrogeologic conditions in the vicinity of the Property.
- Reviewed federal and state regulatory database records pertaining to the Property and surrounding area.
- Performed a site reconnaissance at the Property.
- Performed a subsurface investigation, including boring advancement, monitoring well installation, and soil and groundwater sampling.
- Prepared this Phase I ESA.

This report summarizes the information that we gathered as part of the ESA.

## 1.3 Significant Assumptions

Our conclusions and recommendations are based on the information sources presented in this report and listed in Section 13 (References), and a site reconnaissance at the Property. GEI assumes that all available information obtained as part of this ESA including database records, interview information, and historic information is accurate and reliable.

## 1.4 Limitations and Exceptions

This report meets the general requirements for a Phase I Environmental Site Assessment established by ASTM Standard E1527 13, with the following exceptions:

- A review of available records maintained by municipal offices and database reports was used to substitute for interviews with employees of those departments who were unable to be interviewed at length.
- No title search was performed to identify previous owners. Readily available public documentation, including, but not limited to, aerial photographs, regulatory database searches, etc. were used in a lieu of a title search.

This opinion provided is based on the information described in this report. Future investigations or information that was not available to GEI may result in modification of the findings of this report. A survey for asbestos, mold, lead paint, radon gas, and lead in drinking water was not performed. In preparing this report, GEI relied on file information provided by state and local officials and information and representations made available to GEI at the time of the report. If such information is incomplete or inaccurate, GEI is not responsible. GEI's professional services for this project have been performed in a manner consistent with that degree of skill and care ordinarily exercised by members of our profession currently practicing in the same locality, performing similar services under similar conditions. GEI makes no other representations and no warranties, express or implied.

## 1.5 Special Terms and Conditions

This Phase I ESA was performed with no Special Terms and Conditions.

## 1.6 User Reliance

This report was prepared for the use of the Housing Corporation of Arlington (HCA) exclusively. Reliance on this report by others is conditioned on acceptance of all of the terms and conditions contained in our "Standard Professional Services Agreement", a copy of which is in Appendix A, and on the limitations in Section 1.4 of this report.

## **2. Property Description**

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### **2.1 Property Location and Legal Description**

The site consists of an approximately one-acre undeveloped parcel located at 19R Park Avenue, Arlington, Massachusetts (the Property) (Figs. 1 and 2). The Property is identified by the Town of Arlington Assessors Office as Parcel ID 060.0-0005-001.D. The Property was formerly occupied by, among other uses, a welding shop, an automotive shop, community vehicle storage garages, and a scrap yard. The former buildings were demolished in 2004. The Property is owned by E&G Realty (formerly Coventry Builders, LLC).

The latitude and longitude for the Property are 42°25'32.42"N and 71°10'58.34"W, and the UTM coordinates for the Property are 4,699,134.0N and 320,420.4E.

### **2.2 Site Vicinity and General Characteristics**

The Property is zoned as R7 (apartments – high density). The address, assessor's parcel identification number, and owner of each of the abutting properties are summarized in Table 1. The abutters include residences, industrial properties, and open space.

### **2.3 Current Use of the Property**

The 19R Park Avenue Property is currently undeveloped and overgrown with vegetation. There are no buildings or structures on the Property.

### **2.4 Description of Structures, Roads, and Other Improvements on the Property**

As described above, the Property is undeveloped, although formerly there were several buildings and structures that were demolished in 2004. There are no roads located on the Property.

### **2.5 Current Use of the Adjoining Properties**

Adjoining properties include:

- Residential properties on Lowell Street to the north and west.
- An active gas station and garage to the east.
- Minuteman Bikeway and lumber yard to the south.

The address, assessor's parcel identification number, and owner of each of the adjoining properties are summarized in Table 1.

### **3. User Provided Information**

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#### **3.1 Title Records**

A title search was not performed as part of this ESA.

#### **3.2 Environmental Liens or Activity and Use Limitations**

There are no Activity and Use Limitations for the Property, nor are there any known environmental liens according to our review of information obtained by Environmental Data Resources (EDR) of Shelton, Connecticut.

#### **3.3 Specialized Knowledge**

The user of this ESA (HCA) did not have any specialized knowledge or experience related to the Property other than the information that was obtained during the site reconnaissance and interview.

#### **3.4 Commonly Known or Reasonably Ascertainable Information**

Ms. Pamela Hallett (HCA) was not aware of any commonly known or reasonably ascertainable information that is relevant to identifying RECs at the Property, other than what was previously reported in GEI's Phase I and II ESA, dated February 25, 2014.

#### **3.5 Valuation Reduction for Environmental Issues**

According to HCA, the proposed purchase price is based on the appraised value.

#### **3.6 Owner, Property Manager, and Occupant Information**

The Property is owned by E&G Realty (formerly Coventry Builders, LLC). The Property is undeveloped.

#### **3.7 Reason for Performing ESA**

GEI has completed this ESA, on behalf of HCA, as part of a due diligence real estate transaction.

## 4. Records Review

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### 4.1 Standard Environmental Records Sources

Environmental Data Resources (EDR) of Milford, Connecticut conducted a search of federal and state databases for sites within approximately 1 mile of the Property. A copy of the EDR report is in Appendix B.

#### 4.1.1 Hazardous Waste Sites and Spills

##### 4.1.1.1 Hazardous Waste Sites

There are 17 State Hazardous Waste Sites (SHWS) and Release sites located within 0.5 mile of the Property. Six of these sites are greater than 0.25 mile away from the Property and therefore are unlikely to affect conditions at the Property.

There are 11 SHWS and Release sites located within 0.25 mile of the Property. Two of these sites are located at the Property. The sites are identified by Massachusetts Department of Environmental Protection (MassDEP) Release Tracking Numbers (RTNs) 3-00212 and 3-24864. A summary of all 11 sites within 0.25 mile of the Property is described below.

- The Property is a confirmed disposal site, tracked by MassDEP RTN 3-24864. According to EDR the site has achieved a Temporary Solution (Class C-2 Response Action Outcome [RAO]) and is currently in Phase IV. We reviewed available MassDEP files for this site, and a summary of the release history is in Section 5.
- The Property also has a closed site that requires no further action, tracked by RTN 3-00212. We reviewed available MassDEP files for this site, and a summary of the release history is in Section 5.
- Six of the 11 sites have achieved Permanent Solutions (RAOs), and require no further action. Therefore, these sites are unlikely to affect conditions at the Property.
- Three of the 11 sites, 41 Park Avenue (RTN 3-00489), Mill Lane and Lowell Street (RTN 3-00678), and 70 Bow Street (RTN 3-02626), have been determined by MassDEP to not be disposal sites or require no further action. These sites are located downgradient of the Property. These sites are unlikely to affect conditions at the Property.

#### **4.1.2 Registered and/or Leaking Underground and Aboveground Storage Tanks**

##### **4.1.2.1 Registered USTs and Leaking USTs**

There are four registered underground storage tank (UST) sites within approximately 0.25 mile of the Property, and eleven leaking UST (LUST) sites located within approximately 0.5 mile of the Property. All except for one of the LUST sites are located downgradient of the Property, and therefore are unlikely to affect conditions at the Property. The upgradient LUST site at 191 Park Avenue (RTN 3-23915), is located greater than 0.25 mile from the Property and has achieved regulatory closure. Therefore, this site is unlikely to affect the conditions at the Property.

##### **4.1.2.2 Registered ASTs and Leaking ASTs**

There are no registered aboveground storage tank (AST) sites within approximately 0.5 mile of the Property. There is one leaking AST (LAST) site within approximately 0.25 mile of the Property. According to EDR, the LAST site is located upgradient of the Property and has achieved regulatory closure. Therefore, this site is unlikely to affect conditions at the Property.

#### **4.1.3 Other Federally or State Listed Sites**

According to the EDR report, none of the following sites are on the Property or within approximately one mile of the Property: Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) sites, Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Facilities, and National Priorities List (NPL) sites.

According to the EDR report, none of the following sites are on the Property or within approximately 0.5 mile of the Property: RCRA Treatment Storage, and Disposal (TSD) facilities sites and CERCLIS listed sites. However, there is one Solid Waste Facility/Landfill site located within approximately 0.5 mile of the Property:

- The Arlington Berkley Street Landfill is located at Berkley Street (along Summer Street). According to EDR, the site is located upgradient. However the landfill is closed and capped, and located almost 0.5 mile from the Property. Therefore, this site is unlikely to affect conditions at the Property.

There are no listed Brownfields sites located within approximately 0.5 mile of the Property.

According to the EDR report, there are six RCRA generators (two Small Quantity Generator [SQGs] and four Conditionally Exempt Small Quantity Generators [CESQGs]) and eleven Massachusetts listed Hazardous Waste Generators within 0.25 mile of the Property. All six

of the RCRA generators are likely downgradient of the Property (based on topography and according to EDR) and are unlikely to affect conditions at the Property. All but one of the eleven hazardous waste generators are likely downgradient of the Property (based on topography and according to EDR) and are unlikely to affect conditions at the Property. There is one hazardous waste generator that is potentially upgradient of the Property based on topography and according to EDR):

- The abutting Citgo Service Station at 19 Park Avenue has the potential to affect conditions at the Property. However, the Citgo service station is located cross and downgradient of the Property based on our subsurface investigations (see Section 10). Therefore, this site is unlikely to affect conditions at the Property.

There are four sites listed under the Institution and Engineering Controls Registries within 0.5 mile of the Property. Institutional controls establish limits and conditions on the future use of the contaminated property. The four sites listed are likely downgradient, and are unlikely to affect conditions at the Property.

The EDR report identified three dry cleaners within 0.25 mile of the Property. All three dry cleaners are likely downgradient of the Property (based on topography and according to EDR). Therefore, these sites are unlikely to affect conditions at the Property.

## 4.2 Additional Environmental Records Sources

### 4.2.1 MassDEP Records

We reviewed the most recent, available MassDEP list of confirmed disposal sites and reported releases in Arlington. We also reviewed the MassDEP historical releases database to identify releases that occurred between 1980 and 1993. Copies of the lists and databases are in Appendix C.

As identified in Section 4.1.1, the Property contains two MassDEP disposal sites, identified by RTNs 3-00212 and 3-24864. We reviewed the online MassDEP database files for these sites. Information obtained during the online review is summarized below.

#### 4.2.1.1 1 and 9R Park Avenue (RTN 3-00212)

On March 18, 1985, IEP Incorporated, submitted a 21E Environmental Assessment to the MassDEP for a portion of the Property. IEP installed at least four soil borings, one completed as a monitoring well, and collected soil and groundwater samples for laboratory analysis within three areas of oil-stained, surficial soil. Oil and grease, heavy metals, and volatile organic compounds (VOCs) were detected above laboratory reporting limits in the soil and groundwater samples, which was considered reportable to MassDEP at the time.

Approximately 1.1 cubic yards of oil-stained soil was excavated from the three areas and disposed of off site. In 2004, MassDEP issued a Department RAO and concluded that the soil and groundwater testing results prior to excavation were below the MCP reportable concentrations in effect in 2004, and that closure of the site was appropriate.

#### **4.2.1.2 19 Rear Park Avenue (RTN 3-24864)**

In May 2004, Gemini Geotechnical Associates, Inc. (GGA) performed a soil pre-characterization soil sampling program to determine off-site soil disposal options associated with the planned redevelopment of the Property. GGA documented elevated concentrations of lead and polychlorinated biphenyls (PCBs). In May 2005, GGA performed additional soil sampling to delineate the extent of contaminated soil. The additional sampling confirmed elevated lead concentrations (up to 14,000 milligrams per kilogram [mg/kg]) and PCB concentrations (up to 19.6 mg/kg). The presence of PCBs greater than 10 mg/kg within the upper 12 inches of soil within 500 feet of a residential dwelling posed a potential Imminent Hazard, and constituted a reportable condition under the MCP. MassDEP was notified on May 16, 2005 of this condition, and the condition was assigned RTN 3-24864. A description of work performed under this RTN is provided in Section 5.

### **4.3 Physical Setting Sources**

#### **4.3.1 Surface Topography**

The Property slopes gently downward to the southwest and drops steeply along the Minuteman Bikeway. Based on the U.S. Geological Survey Topographic map for the Lexington Quadrangle, the surface elevation at the Property is approximately 50 feet above the National Geodetic Vertical Datum (NGVD) of 1983.

#### **4.3.2 Geologic Setting**

We performed a subsurface investigation at the Property in October 2013 including advancing soil borings, installing monitoring wells, and collecting soil and groundwater samples. The borings generally contained urban fill over dense silt and till. Bedrock, based on boring refusal, was likely encountered in all of the borings, at depths ranging from 11.5 to 14.5 feet. The soil conditions are known only at the boring locations.

The geology consists of unconsolidated surficial deposits (consisting of urban fill overlying glacial till) and consolidated bedrock. Bedrock in the area is the Salem Gabbro Diorite.

#### **4.3.3 Hydrogeologic Setting**

During our visit to the Property on July 12, 2016, we measured depth to groundwater at existing monitoring wells at the Property. Groundwater depths ranged from approximately 9.02 to 12.00 feet. The measured groundwater depths (from ground surface and from top of

PVC) and calculated elevations are summarized in Table 2. Groundwater elevation contours from July 2016 are shown in Fig. 3. Based on the groundwater elevation contours, groundwater flow is generally to the east-southeast.

According to the MassGIS Site Scoring Map (Appendix D), the Property is not located within a Potentially Productive Aquifer (PPA), Sole Source Aquifer, Zone II Area, or Interim Wellhead Protection Area (IWPA). There are no public water supply wells within 1 mile of the Property.

There are no Natural Heritage and Endangered Species Program Priority or Estimated Habitats of Rare Wildlife, Areas of Critical Environmental Concern (ACEC). There is one daycare within 500 feet of the Property, the Highrock Covenant Preschool (formerly Arlington Heights Nursery School).

#### **4.4 Historical Use Information on the Property**

Property history was obtained from the Sanborn Fire Insurance Maps (Sanborn Maps) dated between 1897 and 1973, obtained from EDR. The aerial photographs, also obtained from EDR, taken between 1939 and 2012, supplement the information from the Sanborn Maps. Property history information was also taken from GZA GeoEnvironmental's RAO Report dated July 2012. The Sanborn Maps are in Appendix E and the aerial photographs are in Appendix F.

According to GZA, municipal records referenced in a 2002 Phase I and II ESA report prepared by GGA indicated that the Property was orchard or farmland in the late 1800s and early 1900s. The Sanborn Maps show a residential building at the corner of Park Avenue and Lowell Street (northern portion of the current Property) from at least 1903, which may have been the farm house. This portion of the Property was labeled as 1 Park Avenue in 1903 and renamed as 110 and/or 112 Lowell Street in 1914 after Park Avenue was extended. The 1914 Sanborn Map shows a water conveyance pipe from the nearby reservoir traversing the northern portion of the current Property. The southern portion of the current Property, which abutted the railroad tracks, was undeveloped until about 1924 when a community garage was constructed. The 1927 Sanborn Map shows the southern portion of the Property (labeled as 19 Park Avenue) as the community garage with approximately 35 auto stalls, an auto repair building, and an office and sales room. According to GZA and GGA, garages were rented out for the storage of automobiles and other equipment to local residents. The individual cinderblock garages were arranged around the perimeter of the southern portion of the current Property, and reportedly had concrete floors.

The 1927 Sanborn Map also shows a gas tank located to the east of the sales room. This gas tank appears to have been located on what is now the abutting Citgo Service Station at 19 Park Avenue. By 1951, the southern portion of the current Property, containing the community garage, was labeled as 19R Park Avenue. In approximately 1955, two

commercial buildings housing Rowsell's Welding and Bob's Automotive were constructed on the southern portion of the current Property. Rowsell's Welding occupied the center of the parcel and Bob's Automotive occupied the southwest corner of the parcel. The remainder of the parcel was used as a scrap yard. According to GZA, these businesses operated between 1955 and 2004, after which all on-site structures were demolished for potential redevelopment. Between 1951 and 1995, aerial photographs show solid waste and/or debris on the Property. The auto stalls and the residential building are shown on Sanborn Maps and aerial photographs until at least 1995.

#### **4.5 Historical Use Information on Adjoining Properties**

The 1903 Sanborn Map shows the vicinity of the Property as predominantly undeveloped with some residences along Lowell Street and Lowell Street Place. After 1927, residences abutted the Property to the west and north, the B&M Railroad abutted the Property to the south from approximately 1927 to 1987. There was a railway passenger depot to the south of the Property until at least 1951, possibly the Arlington Heights Railway Station. The gas station (now Citgo) was present to the east of the Property from at least 1927, and four gas tanks are shown at the gas station property from at least 1951. Aerial photographs show gas pumps on the gas station property from at least 1955.

## **5. Summary of Previous Environmental Reports**

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Between 1985 and 2013, several environmental assessments and investigations have been conducted at the Property to evaluate contamination associated with historical site uses or to obtain other information about subsurface conditions.

Previous investigations and reports are summarized below, and documents reviewed by GEI to compile this summary are listed in the references section of this report. With the exception of GEI's investigations in 2013, these previous investigations and reports were limited to the larger portion of the Property that is parallel to the former railroad and current bike path (Fig. 2). In Section 5, the term "Site" refers only to this larger portion of the Property. Only GEI performed investigations at the portion of the Property at the corner of Park Avenue and Lowell Street, where there was formerly a residential building.

Tables summarizing the laboratory testing results from these previous investigations are in Appendix G and the associated exploration locations are shown in Fig. 4.

### **5.1 21E Assessment, IEP, 1985**

IEP, Inc. prepared a "21E Assessment" in February 1985. IEP installed at least four borings (OW-1, OW-2, OW-3, and OW-4), and completed one as a monitoring well (OW-1/MW) within three areas of oil-stained, surficial soil. Oil and grease, heavy metals, and VOCs were detected above laboratory reporting limits in the soil and groundwater samples, which were considered reportable to MassDEP at the time. MassDEP was notified of the release, and they assigned RTN 3-00212.

### **5.2 Subsurface Investigation, Whitman & Howard, Inc., 1985**

On May 22, 1985, Whitman & Howard, Inc. (WHI) installed two borings, both completed as monitoring wells (WH-1 and WH-2). The purpose of the monitoring wells was to provide field-filtered groundwater samples for metal analyses, since IEP's groundwater sample may not have been field filtered. The metal concentrations were above state drinking water standards in effect at the time.

MassDEP required that all "overtly saturated soils" be excavated and disposed of off site, after which MassDEP would not anticipate further regulatory action. A limited excavation was conducted in November 1985, consisting of approximately 1.1 cubic yards of contaminated soil disposed of off site under a uniform hazardous waste manifest. However, MassDEP noted in their subsequent inspection that much of the Site was not visible because of significant amounts of solid waste. MassDEP could not confirm that the required remediation had been completed, and the Site remained open in the MassDEP database.

In early 2004, MassDEP reviewed the project files for RTN 3-00212. MassDEP compared the 1985 metals concentrations to the 2004 reportable concentrations and concluded there were no exceedances. Consequently, MassDEP closed RTN 3-00212.

### **5.3 Phase I and II ESA Report, GGA, 2002**

In 2002, GGA prepared a Phase I and II Environmental Site Assessment Report as part of a potential real estate transaction. Their assessment included the installation of four borings, each completed as monitoring wells (MW-GGA-1 through MW-GGA-4). GGA collected soil samples for extractable petroleum hydrocarbons (EPH), polycyclic aromatic hydrocarbons (PAHs), and metals. Concentrations of arsenic, cadmium, chromium, and lead detected in soil in the upper 4.5 feet exceeded the MCP reportable concentrations for category S-1 soil (RCS-1). GGA collected groundwater samples for EPH, volatile petroleum hydrocarbons (VPH), and metals. No compounds were detected above the MCP reportable concentrations for category GW-2 groundwater (RCGW-2).

### **5.4 Soil Pre-Characterization Investigations, GGA, 2004-2005**

In March 2004, E&G Realty Trust purchased the property from Robert J. Rowsell, Trustee of 19R Nominee Trust. E&G planned to redevelop the Site with a residential building and partially below-grade parking. Redevelopment plans included the excavation and off-site disposal of the top two feet of soil from the entire Site. In May 2004, GGA performed soil pre-characterization soil sampling to determine off-site disposal options. At the time of sampling, the buildings had been demolished but the concrete floors for the community garages and a significant amount of rubble remained on the Site.

GGA collected five composite soils samples from depths of 0 to up to 1.5 feet for disposal parameters. Concentrations of lead, arsenic, cadmium, chromium, and PCBs were above Method 1 S-1 standards. Lead was detected at a maximum concentration of 1,910 mg/kg. PCBs were detected at a maximum concentration of 134 mg/kg. GGA recommended that several feet of soil from the central portion of the Site also be removed and disposed of off site in addition to the surface soils across the entire Site.

In May 2005, GGA performed additional soil sampling to delineate the extent of contaminated soil based on the elevated concentrations of metals and PCBs. GGA sampled soil within 30, 30-by-35-foot grids, from depths of 0 to 2 feet, 2 to 4 feet, and 5 to 7 feet. The additional sampling confirmed elevated lead concentrations (up to 14,000 mg/kg) and PCB concentrations (up to 19.6 mg/kg). The presence of PCBs greater than 10 mg/kg within the upper 12 inches of soil within 500 feet of a residential dwelling posed a potential Imminent Hazard, and constituted a reportable condition under the MCP. MassDEP was notified on May 16, 2005 of this condition, and the Site was assigned RTN 3-24864.

## 5.5 Immediate Response Action, GGA, 2005

On July 15, 2005, GGA submitted an Immediate Response Action (IRA) Plan to MassDEP, on behalf of Coventry Builders, LLC, a subsidiary of E&G Realty Trust. The IRA consisted of constructing a fence around the Site to prevent potential exposure to the contaminated surface soils, and remediating the lead-contaminated soils using a soil stabilization technology. The purpose of the soil stabilization was to reduce toxicity characteristic leachate procedure (TCLP) lead concentrations so the soil could be disposed of at a landfill or asphalt batch plant.

GGA engaged Forrester Environmental Services, Inc. (FESI) to perform a spray application of FESI-BOND® WET-D, a proprietary chemical that would result in the conversion of elemental and ionic lead to minerals of extremely low leaching potential. FESI performed the in-situ treatment between August and September 2005. FESI treated the full 2-foot depth interval by excavating and stockpiling soil in treatment cells (to avoid mixing of soils across the Site), spraying the soil with the proprietary chemical, and placing the treated soil in its original location. In September 2005, FESI collected post-treatment confirmatory soils samples to evaluate the efficacy of the treatment and to facilitate off-site soil disposal.

The confirmatory soil sampling identified elevated lead concentrations (up to 1,000 mg/kg) and PCB concentrations (up to 1,000 mg/kg). The confirmatory soil samples were collected from a depth of 0 to 0.5 feet, although the treatment interval was reportedly from 0 to 2 feet. In addition, data for TCLP lead was not available in the documentation reviewed by GEI.

FESI and GGA were unable to identify suitable soil receiving facilities willing to accept soil with these concentrations of PCBs on the basis that the soil might be subject to the Toxic Substances Control Act (TSCA).

## 5.6 Phase II Comprehensive Site Assessment, GZA, 2008

On September 10, 2008, MassDEP issued a Notice of Noncompliance (NON) to the Property owner for failure to submit the required Phase II CSA report. The NON specified a deadline of November 10, 2008, for submittal of the report. The Property owner engaged GZA GeoEnvironmental, Inc. to perform the Phase II CSA and prepare the required report. GZA requested an extension of the deadline to complete the installation of monitoring wells and two rounds of confirmatory groundwater sampling.

As part of the Phase II CSA, GZA installed five borings (GZ-1, GZ-2, GZ-3A, GZ-3B, and GZ-4), three of which were completed as monitoring wells (GZ-1, GZ-2, and GZ-3B). GZA collected soil and groundwater samples for chemical analysis. The results of their investigation were generally consistent with previous investigations. GZA concluded that lead and PCBs in soil represented the most significant concentrations, were the most widespread across the Site, and likely to pose the greatest risk to environmental and public

health. Contaminants were also detected in soils in an adjacent drainage ditch near the bike path (sample “GZ-1-Soil in Fig. 4). Finally, the pesticide DDT was also detected in two soil samples from one location at concentrations above Method 1 cleanup standards.

According to GZA, the source of the lead in soil was likely from automotive lead-acid batteries that were stored on the unpaved ground surface when the Site was a community garage, and possibly from surface releases of leaded gasoline. According to GZA, the source of the PCBs was not known, although others observed various unmarked drums and heavy equipment likely containing hydraulic oil during a 2002 site inspection. According to GZA, the source of the pesticides is likely the former use of the property as an orchard. According to GZA, the source of isolated contamination in the drainage ditch was from contaminants discharged into a catch basin at the Site.

Chlorinated VOCs were detected in one of GZA’s wells (GZ-3B), in the southwestern portion of the Site. Compounds included cis- and trans-1,2-dichloroethylene and vinyl chloride. PCBs were detected in one of GZA’s wells (GZ-2), above the Method 1 GW-2 standard. Low levels of some petroleum related compounds were also detected in some wells. Metals were also detected in groundwater samples but these samples were not field filtered. Subsequent groundwater sampling with field filtering demonstrated that metals (except barium) were not detected in groundwater as dissolved constituents.

## 5.7 Phase III Remedial Action Plan, GZA, 2009

GZA evaluated possible remedial alternatives in the Phase III Remedial Action Plan (RAP), which was submitted to MassDEP on February 17, 2009. The Phase III RAP identified PCBs in soil and PCBs and chlorinated VOCs in groundwater as the contaminants of concern requiring remedy to achieve a condition of No Significant Risk. GZA evaluated engineered barriers, monitored natural attenuation, soil excavation, and bioremediation. GZA selected excavation of PCB contaminated soils because it was considered the only remediation that would restore the Site to conditions that meet the Method 1 S-1 standards and allow future residential development. GZA selected bioremediation of groundwater because it was considered a remediation that would likely achieve Method 1 GW-2 standards. GZA also noted the potential for indoor air impacts, which should be addressed through the use of a sub-slab depressurization system (SSDS) on any future residential structure.

GZA estimated the capital cost of performing the selected remedial alternative to be approximately \$1.3 million, with the actual costs varying depending on unknowns such as excavation, trucking, fuel, and disposal costs and the actual volume of contaminated soil removed. GZA proposed that the soils be remediated to a PCB cleanup standard of 1 ppm, in accordance with performance-based disposal per TSCA.

## **5.8 Phase IV Remedy Implementation Plan, GZA, 2009**

GZA submitted a Phase IV Remedy Implementation Plan (RIP) to MassDEP on May 14, 2009. The Phase IV RIP defined the lateral and vertical extent of soils to be excavated and a plan to comply with TSCA (40 CFR 761.61(b)). GZA proposed collecting PCB confirmatory soil samples on a 20-foot grid. GZA also indicated that the remedy for groundwater consisted of monitored natural attenuation. This was different from the Phase III RAP, which had identified bioremediation as the preferred alternative to remediate groundwater. The Phase IV RIP did not include any justification or explanation for why the remedy for groundwater was different than what was identified in the Phase II RAP.

## **5.9 Immediate Response Action Completion Report, GZA, 2011**

On May 26, 2011, GZA submitted an IRA Completion Report to MassDEP. GZA concluded that in-situ lead treatment of soil through the spray application of proprietary chemicals during IRA activities in 2005 resulted in the reduction of leachable lead concentrations. GZA concluded that the soils were rendered non-hazardous through this stabilization and treatment process. According to GZA, additional remedial actions related to lead and PCBs were required to achieve a condition of No Significant Risk. The PCB concentrations in shallow soils still represented a potential Imminent Hazard at the Site, but the fence surrounding the Site mitigated this potential condition.

## **5.10 Class C-2 Response Action Outcome Statement, GZA, 2012**

In July 2012, GZA completed a Substantial Hazard Evaluation (SHE) and submitted a Class C-2 RAO to MassDEP. GZA concluded that a Substantial Hazard to human health, safety, public welfare, or the environment did not exist at the Site based on two exposure points, a PCB and lead hot spot in the center of the Site, and the area outside the hot spot. The fence surrounding the Site needs to be maintained to restrict access to the contaminated soils at the surface.

## **5.11 Phase I and II Environmental Site Assessment, GEI, 2013**

As part of an ASTM Phase I ESA for the Property, GEI identified four RECs and recommended additional investigations to evaluate the RECs. We conducted a Phase II ESA subsurface investigation in October 2013 to evaluate soil and groundwater conditions at the Property. The subsurface investigation included advancement and installation of borings and monitoring wells, and sampling of soil and groundwater. The disposal Site is only located within a portion of the Property. Most of our sampling locations were within the disposal Site (borings B201, B202, and B203), and one of our sampling locations was outside of the disposal Site (boring B204). Sampling locations are shown of Fig. 3. We compared contaminant concentrations detected within the disposal Site to MCP Method 1 standards

(e.g., S-1/GW-2), which are cleanup standards. We compared contaminant concentrations detected outside of the disposal Site to MCP (RCS-1), which are notification thresholds.

The findings of the subsurface investigation are summarized below:

- VOCs, petroleum hydrocarbons, heavy metals (primarily lead), and PCBs were detected in soil and/or groundwater samples collected at the Property. Soil and groundwater contamination is attributed to historic uses of the Property, including a community garage, a welding shop, an automotive shop, and a scrap yard. Concentrations of these contaminants were within the ranges previously documented by others within the MassDEP disposal Site (RTN 3-24864) portion of the Property.
- Some PAHs and lead were detected in soil at concentrations above the applicable RCS-1 standards in boring B204, which is located on the portion of the Property outside of the MassDEP disposal Site. However, the associated soil sample, collected within an urban fill layer, contained ash and brick fragments. Consequently, these PAHs and lead were attributable to the presence of coal ash or wood ash and were exempt from reporting to MassDEP per the MCP (310 CMR 40.0317(9)).
- No petroleum hydrocarbons or PCBs were detected in groundwater at concentrations above laboratory reporting limits in monitoring well B203(MW), which is adjacent to the Citgo service station. This abutter has been historically occupied by a gasoline filling station since at least 1927, and a cesspool reportedly used by the gas station may have been located near or on the boundary with the Property. Based on our groundwater contours, the Citgo service station is located cross and downgradient of the Property.

## 6. Site Reconnaissance

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GEI visited the Property on July 12, 2016. The purpose of the site reconnaissance was to collect current Property information, document Property conditions, and observe and document conditions related to the potential presence of OHM.

Photographs that we took during the site reconnaissance are in Appendix H.

### 6.1 Property Observations

#### 6.1.1 *Property Description*

The Property is currently undeveloped and overgrown with vegetation. There are no buildings or structures on the Property.

#### 6.1.2 *Stains or Corrosion*

No staining suspected to be associated with a chemical or petroleum release was observed at the time of the site reconnaissance.

#### 6.1.3 *Drains or Sumps*

No drains or sumps were observed on the Property. However, according to GZA, a storm drain located in the eastern portion of the Site discharges to an adjacent drainage ditch through an approximate six-inch pipe.

#### 6.1.4 *Wastewater Disposal*

The Property is not currently connected to the Town of Arlington sanitary sewer and storm water system. We did not observe any catch basins on the Property.

A cesspool was reportedly historically used by the abutting gas station at 19 Park Avenue. The exact location of the cesspool is unknown but was believed to be located behind the gas station building, somewhere near the boundary with the subject Property.

#### 6.1.5 *Pits, Ponds, and Lagoons*

No pits, ponds, or lagoons were observed on the Property.

#### 6.1.6 *Stained Soil or Pavement*

No stained soil or pavement was observed on the Property. However, the Property was overgrown with vegetation and so surficial soil conditions were not visible in those areas.

### **6.1.7 Odors and Stressed Vegetation**

No unusual odors were observed on the Property. Areas of stressed vegetation were observed in the southern portion of the Property.

### **6.1.8 Solid Waste**

We observed three drums on the Property, two 55-gallon drums and one 20-gallon drum in containment. The two 55-gallon drums were labeled as investigation derived waste and were generated as part of the subsurface investigation completed in 2013. The presence of these two drums at the Property does not constitute an REC. The 20-gallon drum was located directly adjacent to the Citgo gas station. The contents of the 20-gallon drum is unknown. The drum is contained in a trash barrel. No staining or spills were observed on the ground surrounding the drums.

### **6.1.9 Wells**

We observed five monitoring wells at the Property (B202(MW), B203(MW), B204(MW), GZ-2, and GZ-3B) (Fig. 2). Due to the dense vegetation at the Property B201(MW) was not observed. The depth to water in the wells ranged from 9.02 feet to 12.00 feet. No water was detected in well B202(MW).

## **6.2 Oil/Chemical Storage**

### **6.2.1 Current Chemical Storage/Waste Generation**

No chemicals were observed on the Property at the time of the site reconnaissance.

### **6.2.2 Past Chemical Storage/Waste Generation**

IEP performed a site inspection in 1985 and noted the following:

*All land but a thin roadway that runs the length of Lot 11D [southern portion of current Property] is occupied by old vehicles, vehicle parts, compressed gas tanks used welding, empty barrels used to transport metal scrap, and several large trailers containing wood, I-beams of metal, and car parts. Where soils are exposed, particularly in the western section of the lot, they are often oil stained from years of use as storage area for old leaking vehicles.*

According to GZA, portions of the Property were used as a scrap yard where various automobile and truck parts, radiators, batteries, and other types of scrap metal were stored. These activities apparently occurred while the welding and automotive repair businesses were operating between 1955 and 2004.

As described in Section 5, the soil and groundwater at the Site have been contaminated by historic operations. According to GZA, the contaminants came to be located in the soil through direct spillage and/or improper disposal to the ground surface at the Site from drums, containers, heavy equipment, and lead-acid car batteries. Soil in the abutting drainage ditch to the south was impacted when these contaminants were discharged into a catch basin at the Site.

No other information was available regarding past chemical storage or waste generation at the Property.

### **6.3 On-Site Storage Tanks**

#### ***6.3.1 Underground Storage Tanks***

No evidence of USTs was observed at the Property. There is no information in the EDR report regarding USTs at the Property. On July 12, 2016, we requested information from the Town of Arlington Fire Prevention Office regarding USTs at the Property. As of the date of this report we have not received any information from the Town of Arlington Fire Prevention Office.

#### ***6.3.2 Aboveground Storage Tanks***

No ASTs were observed on the Property.

### **6.4 PCB-Containing Equipment**

No pad-mounted transformers were observed on the Property at the time of the site reconnaissance.

### **6.5 Surficial Dumping**

During the site reconnaissance we observed miscellaneous debris at the Property including; piping, bricks and concrete.

## **7. Interviews**

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### **7.1 Interview with Owner and Property Manager**

The Property owner was not available for an interview.

### **7.2 Interview with Current Occupants**

Current occupants of the Property were not available for interview.

### **7.3 Interview with Past Owner/Occupants**

Past owners or occupants of the Property were not available for interview.

### **7.4 Interview with Local Government Officials**

We reviewed available files online, requested available files, or reviewed physical files on July 12, 2016 for the following Town of Arlington offices:

- Assessor's Office
- Town Clerk
- Board of Health
- Inspectional Services
- Planning Board
- Department of Public Works
- Conservation Commission
- Fire Prevention Office

Copies of the pertinent records from these offices are in Appendix I.

#### **7.4.1 Assessor's Office**

The Town of Arlington Assessor's Office maintains records of property and tax information for the town. The Property Owner is listed as E&G Realty Trust, which acquired the property on March 2, 2004 from Robert J. Rowsell. Other records of previous ownership were not available. Table 1 shows ownership information for the Property and abutters.

#### **7.4.2 Town Clerk**

No records for the Property were available at the Arlington Town Clerk's Office.

#### **7.4.3 *Board of Health***

GEI requested records for the Property, 19R Park Avenue, and the two abutting properties, 19 Park Avenue (Citgo Service Station) and 41 Park Avenue (Arlington Coal & Lumber), from the Arlington Board of Health. Records were available for all three properties.

Records available for the Property included a MassDEP NON issued on September 10, 2008 (summarized in Section 5.6).

A record of a MassDEP NON was also available for the Citgo Service Station, which abuts the Property to the east. The MassDEP addressed non-compliance issues related to improperly managing storage of waste oil and having a damaged vapor recovery system used in the dispensing of motor vehicle fuel oil.

A MassDEP Notice of No Further Action for Locations to be Investigated (LTBIs) was issued to Arlington Coal & Lumber Company on September 25, 1997. This document states that the property had been listed as “a location reasonably likely to be contaminated by a release of oil and/or hazardous material” but qualifies for an exemption and does “not appear to warrant further investigation or cleanup”.

#### **7.4.4 *Inspectional Services Department***

Records available from the Town of Arlington Inspectional Services Department (ISD) included building permit applications to construct a foundation for a 22-unit apartment building at 19R Park Avenue (the Property) and to re-roof 19 Park Avenue (Citgo Service Station).

#### **7.4.5 *Planning Department***

Records were available for the Property at the Town of Arlington Planning Department and typically contained construction plans and notices of hearings to town residents regarding the proposed development at 19R Park Avenue. These documents did not provide any evidence of past or current use, storage, or a release of OHM at the Property. A land survey of 19 Park Avenue from 1988 shows the right-of-way access from Park Avenue to 19R Park Avenue (the Property; referred to as Lot B on this plan).

#### **7.4.6 *Department of Public Works***

The Town of Arlington Department of Public Works maintains records for the ISD and the Engineering Department. Records obtained from ISD are summarized in Section 7.2.4. The Engineering Department provided GEI with town water and sewer plans for the area surrounding the Property

#### ***7.4.7 Conservation Commission***

On July 12, 2016, we requested information from Conservation Commission regarding environmental conditions at the Property. As of the date of this report we have not received any information from the Conservation Commission.

#### ***7.4.8 Fire Prevention Office***

On July 12, 2016 we requested records from the Fire Prevention Office for the Property. As of the date of this report we have not received any information from the Town of Arlington Fire Prevention Office. However, based on our similar request in 2013, no information was available for the Property. However, records were available for the abutting gas station located at 19 Park Avenue. Documents included removal, registration and inspection permits for the former and current USTs used at the gas station.

## 8. Findings

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GEI completed an ASTM Phase I ESA, on behalf of HCA, for the property located at 19R Park Avenue, Arlington, Massachusetts (the Property). This ESA is an update to the Phase I and II ESA that we prepared on February 25, 2014. As part of that ESA, we identified and evaluated four RECs and had concluded that additional assessment of the RECs was necessary.

### 8.1 Recognized Environmental Conditions

Based on our evaluation of current Property conditions, and our review of available Property records, we identified the same four RECs, defined as evidence of a past, current, or future potential release of OHM, at the Property. The RECs are summarized below:

- The southern portion of the current Property was historically occupied by a community garage, a welding shop, an automotive shop, and a scrap yard. The community garage began operating in approximately 1924. The other uses began operating in about 1955 and ceased operation in about 2004. The scrap yard stored various automobile and truck parts, radiators, batteries, and other types of scrap metal. We identified significant contamination at the Property during our ASTM Phase II investigations in 2013 associated with some or all of these historic uses.
- Based on previous subsurface investigations conducted by others the southern portion of the Property has been identified as a MassDEP disposal site (the Site; RTN 3-24864). Soil and groundwater on the southern portion of the current Property have been contaminated by historic operations. Lead and PCBs are present in soil at significant concentrations. Chlorinated solvents including tetrachlorethylene and trichloroethylene are present in soil in some locations that exceed the applicable Massachusetts soil cleanup standards. Degradation byproducts including 1,2-dichloroethene (cis and trans) and vinyl chloride are present in groundwater, in some locations at concentrations that exceed Massachusetts groundwater cleanup standards.

The Site currently has a Temporary Solution (previously known as a Class C-2 RAO) under the MCP. In-situ treatment of lead-contaminated soils was performed to reduce leachable lead concentrations and allow for non-hazardous soil disposal alternatives. Remediation of PCB-contaminated soils will need to be performed in accordance with TSCA regulations. The fence surrounding the Site needs to be maintained to restrict access to the contaminated soils at the surface.

- A cesspool was reportedly historically used by the abutting gas station at 19 Park Avenue. The exact location of the cesspool is unknown but was believed to be located behind the gas station building, somewhere near or on the boundary with the subject Property. Based on our groundwater contours collected during our ASTM Phase II investigations in 2013, the Citgo service station is located cross and downgradient of the Property.
- The abutting gas station at 19 Park Avenue has the potential to affect conditions at the Property. The service station has been historically occupied by a gasoline filling station since at least 1927 and is still in use currently. Based on our groundwater contours collected during our ASTM Phase II investigations in 2013, the Citgo service station is located cross and downgradient of the Property.

## 8.2 Historic Recognized Environmental Conditions

We did not identify any HRECs, defined as a past release of OHM that has achieved regulatory closure without the use of required controls or conditions (e.g. AULs, engineering controls, etc.), at the Property.

## 8.3 Controlled Recognized Environmental Conditions

We did not identify any CRECs, defined as a past release of OHM that has achieved regulatory closure with the use of required controls or conditions (e.g. AULs, engineering controls, etc.), at the Property.

In addition to the RECs identified above, we also observed one drum with unknown contents during our Site reconnaissance in July 2016. The 20-gallon drum was located directly adjacent to the Citgo gas station. The drum is contained in a trash barrel. No staining or spills were observed on the ground surrounding the drum. We recommend that this drum be removed as soon as practical.

## **9. Deviations**

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Limitations and exceptions are discussed in Section 1.4. In addition, we identified the following data gaps associated with the findings of the Phase I ESA:

- The absence of select historic documents for the Property at municipal offices, such as records pertaining to USTs.
- Absence of available records from town offices.
- Post-treatment confirmatory soil sampling results for TCLP lead were not available in the documentation reviewed by GEI.
- The Phase II CSA report prepared by GZA was not available in the documentation reviewed by GEI.

## **10. Additional Services**

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No additional services were performed as part of the Phase I ESA.

## **11. Environmental Professionals Statement**

Resumes for staff involved in the preparation of this report are attached in Appendix J. To the best of our professional knowledge and belief, we meet the definition of an Environmental Professional, as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

## 12. References

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**Phase I Environmental Site Assessment  
19R Park Avenue, Arlington, Massachusetts  
August 11, 2016**

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USGS (1987). "Surficial Geologic Map of the Area Surrounding Boston, Massachusetts," Department of the Interior United States Geological Survey, 1978.

## Tables

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**Table 1. Summary of Property Abutters****Phase I Environmental Site Assessment****19R Park Avenue****Arlington, Massachusetts**

Street Address	Direction of Abutter from Property	Assessor's Parcel ID	Owner	Tenant(s)/Use
19R Park Ave	Subject Property	060.0-0005-0011.D	E&G Realty	Vacant Lot
128 Lowell St.	North	060.0-0005-0006.0	Geary Family Trust	One-Family
124/126 Lowell St.	North	060.0-0005-0007.0	Bourikas, Vassilios & Maria	Three-Family
116/118 Lowell St.	North	060.A-0005-0116.0	Singelais, Steven M.	Condo
116/118 Lowell St.	North	060.A-0005-0118.0	Morrison, Christopher James	Condo
0 Lowell St.	North	060.0-0005-0010.0	116-118 Lowell St Group LLC	Vacant Lot
120-122 Lowell St.	North	060.0-0005-0008.0	Gaeta, Ronald & Donna	Two-Family
132 Lowell St	North West	060.0-0005-0005.B	Lanthier, Eleanor A.	One-Family
10 Lowell Street Place	West	060.A-0001-0010.0	Modica, Catherine A.	Condo
12 Lowell Street Place	West	060.A-0001-0012.0	Barrett, Michael L	Condo
16 Lowell Street Place	West	060.0-0005-0003.0	Mackey, Paul J Jr. & Sandra L	One-Family
20 Lowell Street Place	West	060.0-0005-0001.0	Shakaryan, Mikhail R & Kameliya A	Two-Family
0/LOT Park Ave	South	060.0-0001-0001.A	Arlington Coal & Lumber Co.	Lumber
41/45 Park Ave	South	060.0-0001-0002.0	Arlington Coal & Lumber Co.	Lumber & Warehouses
35 Park Ave	South	060.0-0001-0001.0	Arlington Coal & Lumber Co.	Lumber & Warehouses
0/RR Park Ave	South	060.0-0001-0001.B	Commonwealth of Massachusetts	Former Railroad - Minuteman Commuter Bikeway
19 Park Ave	East	060.0-0005-0011.C	Merjanian, Paul D.	Citgo Service Station

**General Notes:**

1. Information obtained from the Town of Arlington assessors office on July 7, 2016.

**Table 2. Groundwater Elevation Measurements**

Phase I Environmental Site Assessment

19R Park Avenue  
Arlington, Massachusetts

Well ID	Total Well Depth (feet)	Ground Surface Elevation (feet)	PVC Elevation (feet)	Date:		Groundwater Elevation (feet)	7/12/16	
				10/17/13	Depth to Groundwater (from top of PVC) (feet)		Depth to Groundwater (from top of PVC) (feet)	Depth to Groundwater (from ground surface) (feet)
GZ-2	11.71	97.86	101.08	10.00	6.78	91.08	9.02	5.80
GZ-3B	11.18	98.31	100.85	9.80	7.26	91.05	9.94	7.40
B201(MIW)	NM	97.78	100.10	8.87	6.55	91.23	NM	NA
B202(MIW)	12.33	97.98	100.05	9.18	7.11	90.87	ND	NA
B203(MIW)	14.30	99.39	101.69	11.59	9.29	90.10	12.00	9.70
B204(MIW)	14.50	102.20	101.83	11.31	11.68	90.52	11.03	90.80

**General Notes:**

1. A relative elevation of 100.00 ft was assigned to the northwest corner of the gas station building located at 19 Park Avenue. All other elevations are relative to the manhole.
2. Ground surface and PVC elevation survey for all wells was completed on October 25, 2013 and July 12, 2016.
3. Depths to groundwater were measured from the top of PVC.
4. NA = Not applicable.
5. NM = Not measured.

## Figures

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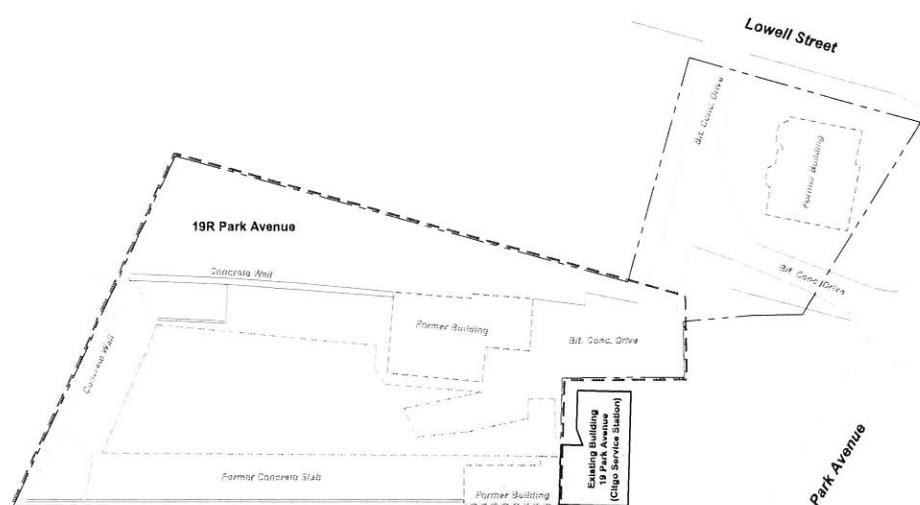
0 1000 2000 4000 6000  
SCALE, FEET

This Image provided by MassGIS is from U.S.G.S.  
Topographic 7.5 X 15 Minute Series  
Boston North, MA Quadrangle, 1985.  
Datum is National Geodetic Vertical Datum (NGVD).  
Contour Interval is 3 Meters.



MASSACHUSETTS  
QUADRANGLE LOCATION

Phase I Environmental Site Assessment 19R Park Avenue Arlington, Massachusetts	<b>GEI</b> Consultants	PROPERTY LOCATION MAP
Housing Corporation of Arlington Arlington, Massachusetts	Project 160908-0	August 2016



**Town of Arlington Bike Path**

**LEGEND:**

- DISPOSAL SITE BOUNDARY (RTN-24864)
- PROPERTY LINE (Approximate)

**NOTES:**

1. BASE PLAN DIGITIZED FROM FIGURE TITLED "LOWELL STREET APTS., ARLINGTON, MASS., EXISTING CONDITIONS PLAN," PREPARED BY KEENAN SURVEY AND DATED MARCH 12, 2004.

0 40 80  
APPROXIMATE SCALE, FEET

**Phase I Environmental Site Assessment**

**19R Park Avenue**  
**Arlington, Massachusetts**

**Housing Corporation of Arlington**  
**Arlington, Massachusetts**

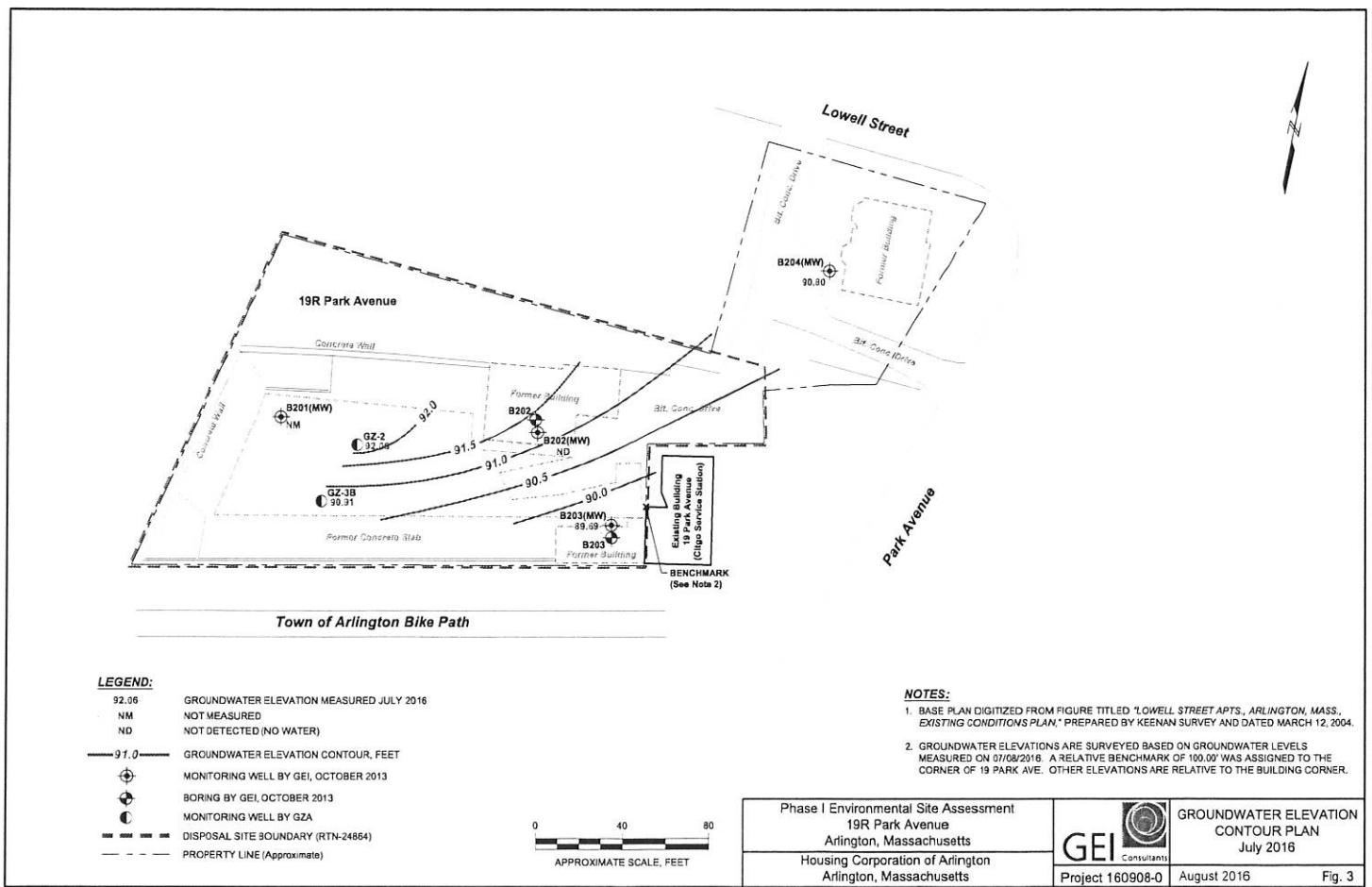


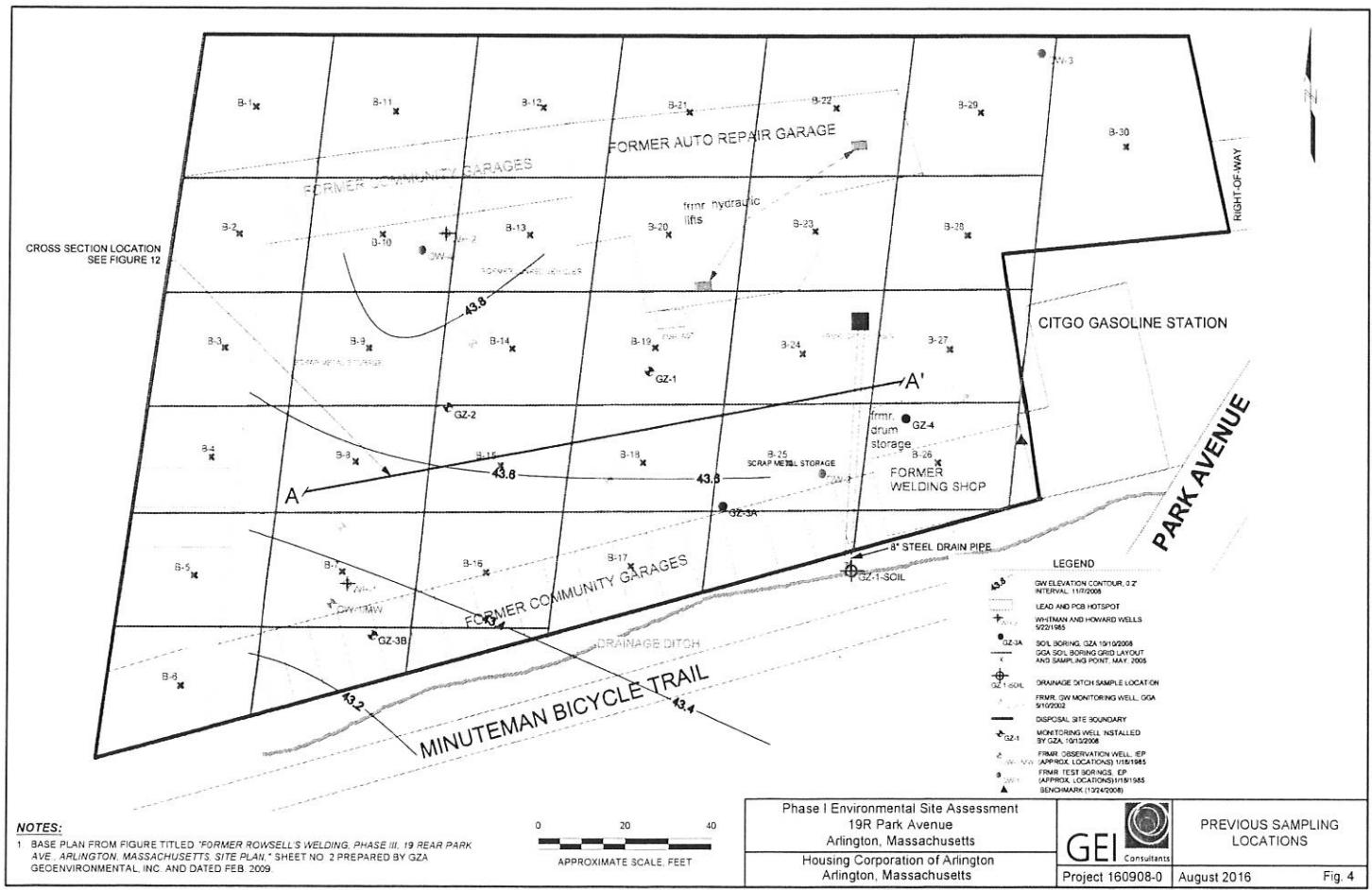
**PROPERTY PLAN**

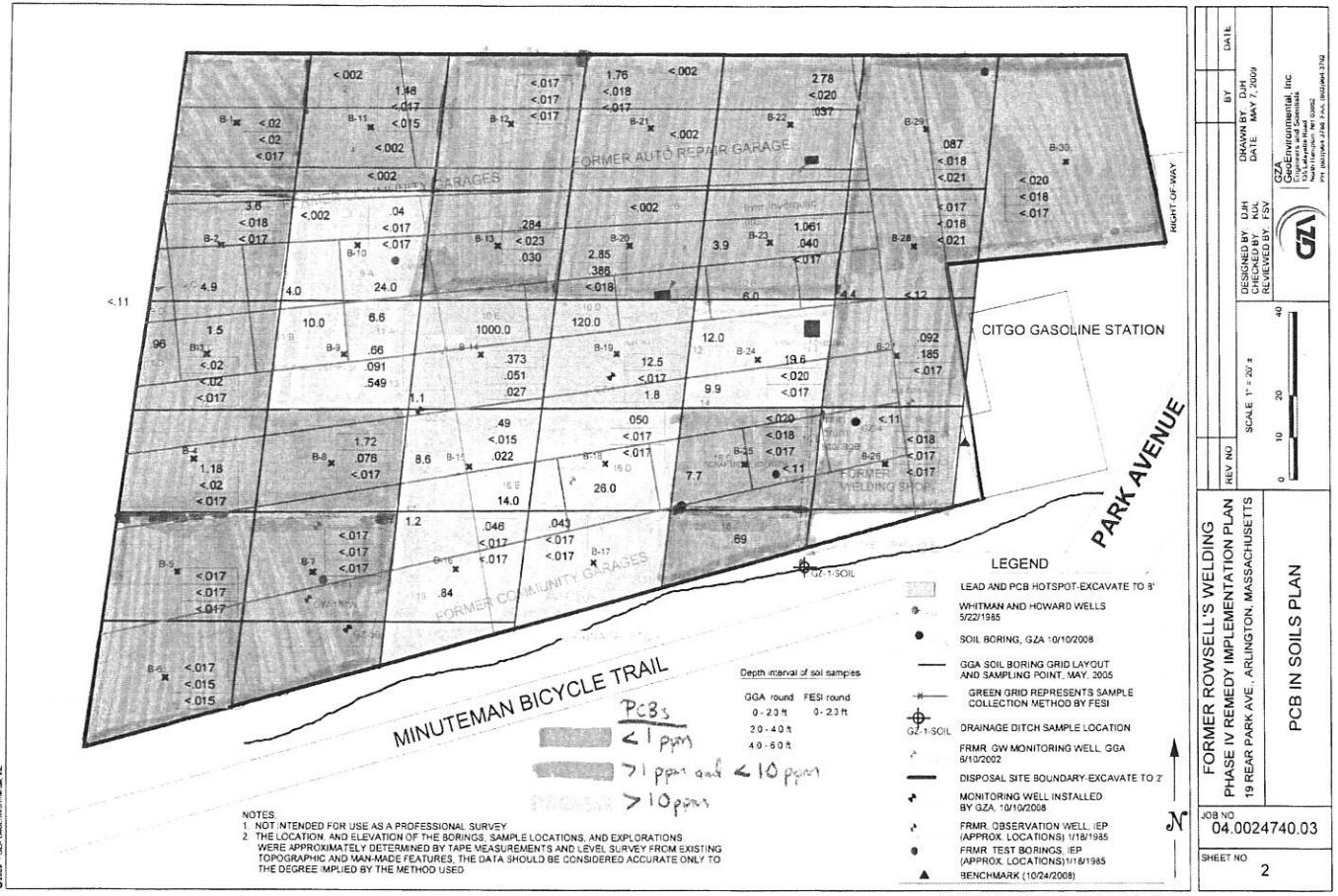
Project 160908-0

August 2016

Fig. 2









## Memo

**To:** Ms. Pam Hallett, Housing Corporation of Arlington

**From:** Ileen S. Gladstone, P.E., LSP, LEED AP  
Ryan S. Hoffman, P.G., LSP

**Date:** October 19, 2015

**Re:** Estimated Environmental Cleanup Costs  
Downing Square, 19R Park Avenue  
Arlington, Massachusetts

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GEI Project 1329100

This memorandum presents our estimated costs for the environmental cleanup necessary at the 19R Park Avenue property in Arlington, Massachusetts.

GEI estimates the total environmental cleanup costs could be between approximately \$500,000 and \$800,000, which includes TSCA and MCP regulatory compliance, Licensed Site Professional (LSP) oversight, and contaminated soil disposal costs.

### Background

A portion of the property was historically occupied by a community garage, a welding shop, an automotive shop, and a scrap yard. The community garage began operating in approximately 1924. The other uses began operating in about 1955 and ceased operation in about 2004. The scrap yard stored various automobile and truck parts, radiators, batteries, and other types of scrap metal.

Based on previous subsurface investigations conducted by others, a portion of the property has been identified as a Massachusetts Department of Environmental Protection (MassDEP) disposal site (the Site; Release Tracking Number [RTN] 3-24864). Soil and groundwater have been contaminated by historic operations. Lead and polychlorinated biphenyls (PCBs) are present in soil at significant concentrations. Chlorinated solvents including tetrachloroethylene (PCE) and trichloroethylene (TCE) are present in soil at low concentrations. Degradation byproducts including 1,2-dichloroethylene (cis and trans) and vinyl chloride are present in groundwater, in some locations at concentrations that exceed Massachusetts groundwater cleanup standards.

The Site has achieved a Temporary Solution under the Massachusetts Contingency Plan (MCP). In-situ treatment of lead-contaminated soils was performed to reduce leachable lead concentrations and allow for non-hazardous soil disposal alternatives. Remediation of PCB-contaminated soils will need to be performed in accordance with Toxic Substances Control Act (TSCA) regulations.

### Estimated Environmental Cleanup Costs

GEI estimates the total environmental cleanup costs could be between approximately \$500,000 and \$800,000, which includes TSCA and MCP regulatory compliance, Licensed Site Professional (LSP) oversight, and contaminated soil disposal costs. The range in estimated costs is due to the uncertainty in the volume of contaminated soil requiring off-site disposal. This cost will be better defined following additional environmental assessment and testing. Specifically, the costs include:

*Environmental assessment – \$150,000*

- Soil characterization in compliance with TSCA
- EPA coordination and PCB cleanup plan preparation

*Planning and regulatory compliance – \$60,000*

- Environmental cleanup design
- Soil disposal coordination
- MassDEP/MCP regulatory compliance

*Environmental cleanup – \$290,000 to \$590,000*

- Contaminated soil disposal
- Dust monitoring
- Decontamination
- Verification sampling and surveying

RSH/ISG:jam  
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